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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwestateagents.com

Directions

see mapping



359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Woodend Square, Shipley, BD18 2BR
Offers In The Region Of £195,000



** NEWLY BUILT DETACHED ** 3 BEDROOMS
 ** IMMACULATE PROPERTY ** 2 MODERN
 BATHROOMS ** 2 PARKING SPACES **
 STYLISH KITCHEN ** SOUGHT AFTER
 LOCATION ** CLOSE TO GOOD SCHOOLS &
 LOCAL AMENITIES **

This wonderful 3 bedroom detached property is presented to the highest standard and has fantastic transport links, being just a short distance to Shipley train station, making it ideal for commuting into Bradford, Leeds, Skipton and beyond.

The property comprises:- Access is through a composite door into the entrance hallway, wood effect laminate flooring, access to guest WC, Living room and dining kitchen. The living room is light and airy with neutral décor, picture window to two sides with vertical blinds and finished with wood effect laminate flooring.

The modern kitchen has a range of wall and base units in gloss white with brushed chrome handles, contrasting dark work tops with complementary "metro" style splash back tiling, stainless steel sink with mixer tap, integral oven, gas hob and extractor over. There is an integrated

fridge/freezer, dishwasher and washing machine, modern industrial lighting, patio doors, ample space for dining furniture and finished with laminate flooring.

Stairs rise to the first floor landing where you will find the 3 bedrooms (1 en-suite) and the family bathroom.

Bedroom 1 benefits from both in built and fitted wardrobes as well as an en-suite bathroom which comprises:- double shower cubicle, pedestal sink, push button WC, part tiled and finished with cushion flooring. Bedroom 2 is a double whilst bedroom 3 is a generous single.

The family bathroom comprises:- 3 piece suite in white including panelled bath, pedestal sink, push button WC, part tiled and finished with cushion flooring.

Outside to the front there is an enclosed garden which is laid to lawn. To the rear, there is a generous garden with lawn, decking, garden shed and enclosed with stone walls and timber fencing. There is parking for 2 cars.

THIS IS A MUST SEE PROPERTY!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is a fabulous 3 bedroom detached property which is immaculately presented, with 2 bathrooms, off road parking and being close to a host of local amenities and good schools.

Rating authority
Borough Council Tax Band D

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold