
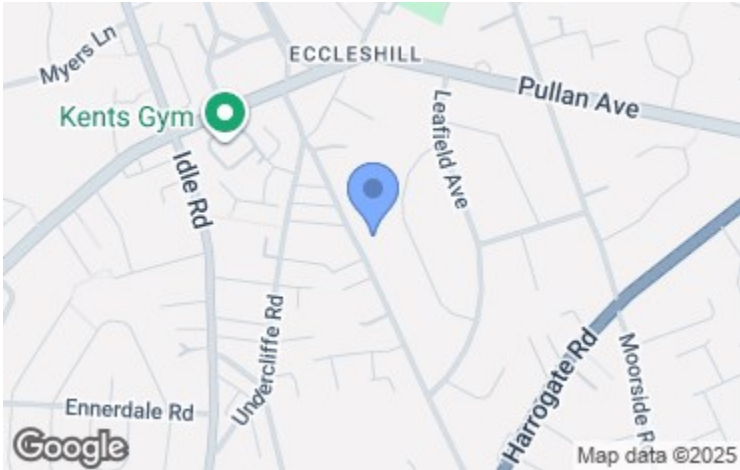




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Viewing arrangements

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

Directions

See Mapping.

Leeds Road, Bradford, BD2 3BA  
Offers In The Region Of £185,000

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.



**\*\* 3 BEDROOM SEMI-DETACHED \*\* NEW ELECTRIC RADIATORS & DOUBLE GLAZING \*\* NO ONWARD CHAIN \*\* NEWLY DECORATED AN RE-FLOORED \*\* PERFECT FIRST TIME BUYER HOME \*\*** A three-bedroom semi-detached family home with no onward chain, this property is ready for you to move in and make it your own.

Enter through porch to front that leads into a large entrance hall giving access to the kitchen and stairs to the first floor. The ground floor includes a kitchen with wall and base units, modern tiled splashbacks and a space and plumbing for appliances, a dining room that flows seamlessly into a cosy lounge, both fitted with new electric radiators, double glazed windows and laminate flooring.

The first floor landing leads to two double bedrooms with electric heating and double glazing, a single bedroom, and a newly fitted modern family bathroom with a white three piece suite consisting of a bath, low level flush w/c and wash hand basin with fully tiled walls.

Outside, the property offers off-street parking and a detached garage. The front garden adds to the property's curb appeal, while the generous rear garden is mainly laid to lawn, fully enclosed and offering space for a potential extension subject to planning permission.

The property has been newly decorated and features new flooring throughout, complemented by modern electric heating whilst sitting in a popular residential location with excellent transport links, within the catchment for well-regarded schools and is in close proximity to an array of local amenities, making it an ideal first time buy or family home.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Three Bedroom Semi-Detached Family Home With  
No Onward Chain.....

Rating authority  
Borough Council Tax Band B

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