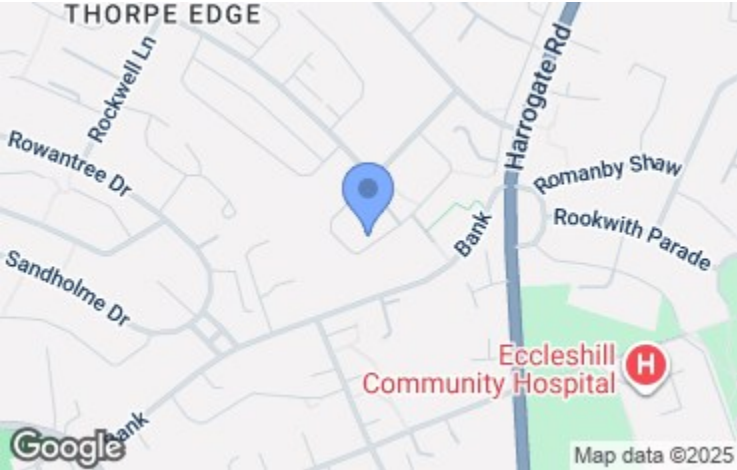




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Averingcliffe Road, Bradford, BD10 9HE  
Offers In The Region Of £175,000

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.





Averingcliffe Road, Bradford, BD10 9HE

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**\*\* NO ONWARD CHAIN \*\* IDEAL FAMILY HOME \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* OFF-STREET PARKING \*\* GENEROUS GARDEN TO REAR \*\* C/HEATED & DOUBLE GLAZED \*\*** This delightful semi-detached house provides generous living accommodation with a modern finish throughout, ideal for young families and first time buyers alike.

The property comprises:- Access is through the door into the entrance hallway with C/H radiator, PVCu window to the front elevation, stone tiled flooring & stairs, under stairs storage. Access to all rooms.

The living room is bright and airy with a PVCu window allowing an abundance of natural light to flow through, there is a feature stone fireplace with gas fire, neutral décor, wall lights and gloss grey wood effect laminate flooring. A second reception room sits to the rear aspect offering space for dining with the same laminate flooring, gas central heating and a double glazed window over-looking the rear garden.

The kitchen has a range of light wall and base units, tiled splashbacks, inset stainless steel sink and

drainer, an integral electric oven and microwave, a gas hob and extractor over, integral fridge freezer, washing machine, dishwasher, gas central heating radiator, uPVC door and double glazed window to side and rear, stone tiled flooring.

Upstairs you will find the three bedrooms are situated on the first floor alongside the family bathroom two of which are spacious doubles & the third a good sized single. All bedrooms include PVCu windows with vertical blinds, C/H radiator & oak laminate flooring. The spacious family bathroom is fully tiled and comprises a four piece suite consisting of a shower cubicle, bath, w/c and wash hand basin.

Externally, the property enjoys a generous plot with gardens to both front and rear, the front being laid to lawn with a stunning cherry tree and off-street parking. the rear is a well-maintained garden with lawn, decked seating area, mature gardens and fenced borders.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

Three Bedroom Semi-Detached Family Home Ideal For First Time Buyers and/or Growing Families Alike.

Rating authority  
Borough Council Tax Band A

Services

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Tenure  
Freehold