



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.



Fagley Drive, Bradford, BD2 3LE  
Offers In The Region Of £210,000

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.





**\*\* 3 BEDROOMS \*\* SEMI-DETACHED FAMILY HOME \*\* OFF-STREET PARKING & DETACHED GARAGE \*\* CONSERVATORY EXTENSION \*\* QUET CUL-DE-SAC LOCATION \*\* IDEAL FOR FIRST TIME BUYERS \*\* POPULAR RESIDENTIAL AREA \*\* EXCELLENT TRANSPORT LINKS \*\*** A 3 bedroom semi-detached property, ideal for first time buyers and young/growing families alike.

The property has accommodation over two floors with the ground floor comprising an entrance hall leading to the kitchen, lounge and stairs to the first floor. The kitchen is fitted with a range of wall and base units with work surfaces over, space and plumbing for appliances, an electric fan oven with gas hob and extractor fan over, a sink and drainer with double glazed window to rear and door to side. The through lounge diner features an electric fireplace, space for living an dining, gas central heating, double glazed window to front and sliding doors into the PVCu conservatory extension fitted with gas central heating and providing access to the rear garden.

The first floor landing leads to two double bedrooms and a larger than average single bedroom, all fitted with gas central heating radiators and double glazed windows. The family bathroom is fully tiled and equipped with a white three piece suite consisting of a bath and shower over, wash hand basin and w/c.

Externally, the property benefited from off-street parking for multiple cars including a detached garage with power and lighting. Low maintenance gardens to the front and rear, with the rear fully enclosed and comprising patio seating and a raised decked area.

Sat within a popular residential location close to well-regarded schools, close to an array of local amenities and having excellent transport links, this property is perfect for first time buyers and young families alike! Early internal inspections are heavily recommended.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

3 Bedroom Semi-Detached Family Home With Conservatory Extension, Situated On A Quiet Cul-De-Sac Within Popular Residential Location.

Rating authority  
Borough Council Tax Band

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