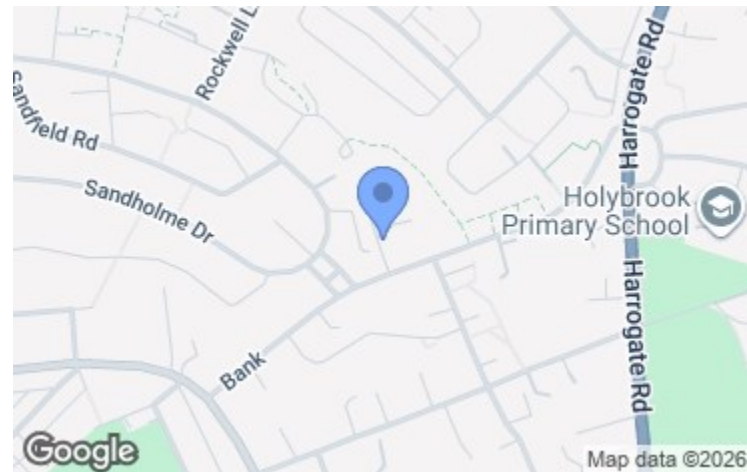




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Viewing arrangements**

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

**Directions**

See Mapping



**Dorian Close, Bradford, West Yorkshire BD10 8BQ**  
**Offers In The Region Of £220,000**

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



Dorian Close, Bradford, West Yorkshire BD10 8BQ



**\*\* 3 BEDROOMS \*\* DETACHED FAMILY HOME \*\* OPEN PLAN DINING KITCHEN \*\* OFF-STREET PARKING & DETACHED GARAGE \*\* NEUTRAL DECOR THROUGHOUT \*\* POPULAR RESIDENTIAL LOCATION \*\* PERFECT FOR FIRST TIME BUYERS & YOUNG PROFESSIONALS ALIKE \*\* Internal Inspection welcomed on this well presented throughout three bedroom detached family home, offered to the market with no onward chain, situated in a highly desirable location.**

The accommodation comprises of a light and neutrally decorated entrance vestibule with staircase to the first floor landing. The spacious lounge to the left has a light decor with pattern wallpaper, dual aspect windows with fitted blinds, focal fireplace with gas burner and carpet flooring. The modern open kitchen dining room offers a selection of wall and base cabinets with contrasting work tops, fitted four ring gas hob, oven, splashback and overhead extractor hood. Integral units include fridge freezer and dishwasher. The dining space offers

family dining and is fitted with a striking oak flooring.

Staircase rises to the first floor landing with loft access and to the house bedrooms and bathroom. The master double bedroom having a light and pattern decor, ceiling cornice, fitted wardrobes and carpet flooring. Second double bedroom having light decor, ceiling cornice and carpet flooring. A generous single with light neutral decor makes up the sleeping arrangements. Fabulous modern fully tiled bathroom suite comprising of bath, separate shower cubicle, wash hand basin and w/c.

Externally decorative wrought iron gates open to a block paved driveway with off road parking and access to the detached garage with electric door. Beautiful Indian Stone patio and timber decked seating area offers a wonderful sun trap and entertaining area.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
UPVC Double Glazing & Gas Central Heating.

**Rating authority**  
Borough Council Tax Band C

**Services**  
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority

**Tenure**  
Freehold