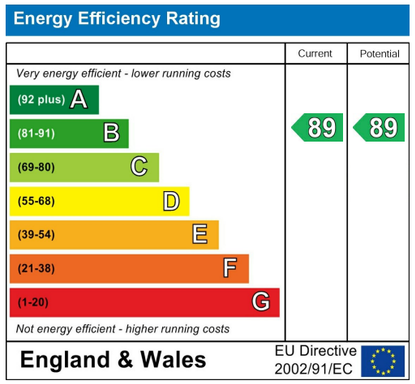
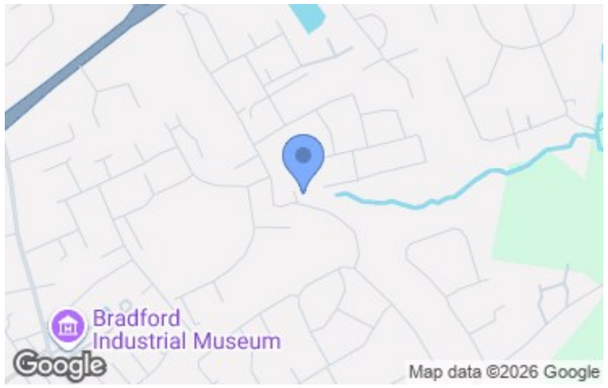
Approx Gross Floor Area = 947 Sq. Feet
= 88 Sq. Metres



For illustrative purposes only. Not to scale.





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.







Fagley Lane, Bradford, West Yorkshire BD2 3FG
Offers In The Region Of £250,000

Fagley Lane, Bradford, West Yorkshire BD2 3FG

1 3 2

** 3 BEDROOM SEMI ** NEWLY BUILT ** 10 YEAR STRUCTURAL WARRANTY ** AIR SOURCE HEAT PUMP HEATING ** UNDERFLOOR HEATING TO THE GROUND FLOOR ** STUNNING COMTEMPORARY FINISH ** HIGH SEPCIFICATION FIXTURES & FITTINGS ** PERFECT FAMILY HOME ** PRIVATE DRIVEWAY ** An impressive three bedroom detached home fitted with high level specification offering a generously spacious and contemporary living space sat on a substantial plot.

Accommodation comprises an entrance hall with downstairs w/c leading to an impressive open plan living room, dining area and kitchen, naturally lit by bi-fold doors to rear. The kitchen comprises modern fitted soft closing units and drawer pack with complimentary solid worktops and splashback, branded electric oven with hob and extractor fan over, integral fridge freezer, washing machine, dishwasher, a sink and drainer, recessed downlighting finished with tiled flooring.

A light and airy landing leads to three double bedrooms with en-suite shower room to the master and family bathroom, all rooms fitted with double glazed windows, and air source heat pump central heating. The family bathroom is part tiled with modern ceramic and comprises white sanitary ware basin pedestal, thermostatic bath filler with overhead Raindance showerhead. chrome single lever basin with popup waste and heated towel rail, the en-suite matching with a shower cubicle, white sanitary ware and chrome single lever basin.

Externally the property has a generous enclosed garden to rear mainly laid to lawn with fenced borders, a patio seating area, electric point, outside tap with off-street parking to the front.

All properties include air source heat pump central heating system and hot water, radiators including thermostatic valves, underfloor heating to the ground floor, television points in the living room and principal bedroom, smoke detectors, USB plug sockets to the kitchen, built in intruder alarm and EV charging point.

Early internal viewings are highly recommended!

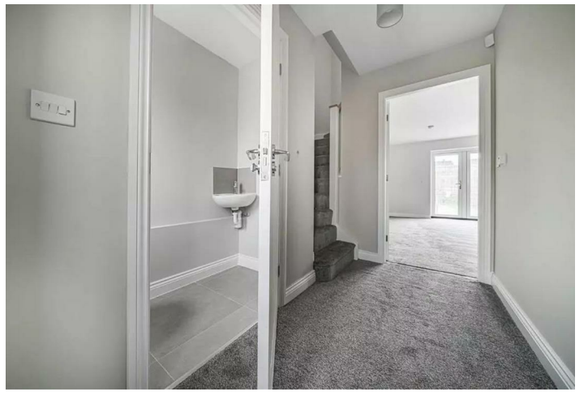














Fixtures & fittings
Stunning Three Bedroom Semi-Detached New Build Finished To A Modern & High Specification With A Desirable Location.

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