



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

Kings Road, Bradford, BD2 1NR
Offers In The Region Of £145,000

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.

SEMI-DETACHED HOME ** 3 BEDROOMS **
MODERN KITCHEN ** SPACIOUS LOUNGE **
D/GLAZED & C/HEATED ** LARGE GARDEN **
SOUGHT AFTER LOCATION ** CLOSE TO
AMENTIES ** GOOD LOCAL SCHOOLS ** CLOSE
TO CITY CENTRE ** Located in a much sought
after area, being close to Hanson School & Low Ash
Primary School.

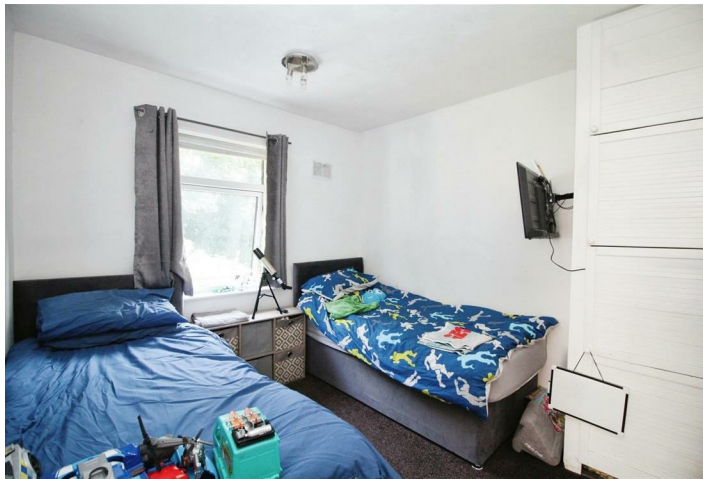
The property briefly comprises:- Access is through
a composite front door into entrance hallway with
central heating radiator, carpet flooring, Stairs to
the first floor & door leading the living room. The
spacious living room is bright and airy with picture
window, light décor, ceiling coving, ceiling rose and
light fitting, papered feature wall, electric fire with
surround, central heating radiator and carpet
flooring. Door leads into the kitchen.

The kitchen is fitted with a contemporary range of
light oak effect base & wall units with brushed
chrome handles, complementary worktops with
inset stainless steel sink with mixer tap. There is an
integrated oven, gas hob with extractor hood,
space for under counter fridge, plumbing for a
washing machine. Recessed LED ceiling spots,
ceiling coving and finished with vinyl flooring.

Space for breakfast table and chairs & PVCu door
leading to the side of the property.

On the first floor you will find 3 bedrooms and the
house bathroom. Bedroom 1 is a spacious double,
PVCu window to the front elevation, carpet
flooring and C/H radiator. Bedroom 2 is also a
spacious double with built in storage cupboard,
carpet flooring, C/H radiator & PVCu window over
looking the rear garden. Bedroom 3 is ample single
room with C/H radiator and carpet floor. The
bathroom comprises:- bath tub with over mixer tap
shower attachment, hand wash pedestal, push
button W.C. There is floor to ceiling wall tiles,
radiator and finished with cushion flooring.

Outside is a wrought Iron fence & gate, lawn garden
and pathway leading to the front and side entrance
door. To the rear is a large timber decking area &
lawned garden enclosed by privet hedging.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Ideal Family Home located in a sought after
location.

Rating authority
Borough Council Tax Band A

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