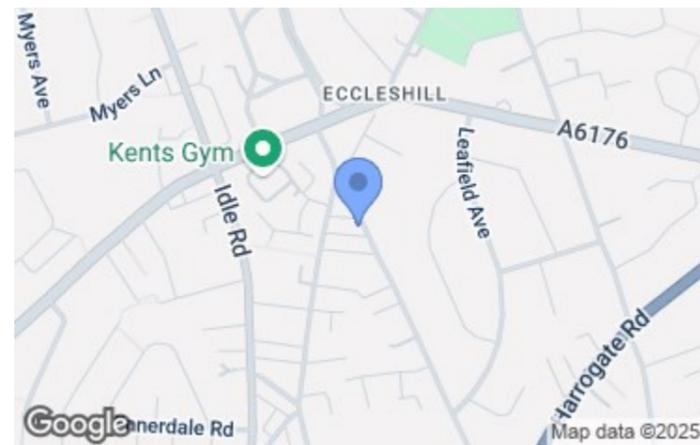




Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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	



**Directions**

See Mapping.



**Viewing arrangements**

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

**Leeds Road, Bradford, Yorkshire BD2 3BD**  
**Offers In The Region Of £200,000**

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.



**\*\* 4 BEDROOMS \*\* DECEPTIVELY SPACIOUS \*\* PERFECT FAMILY HOME \*\* IMMACULATE CONTEMPORARY FINISH \*\* NO ONWARD CHAIN \*\* CONVENIENT LOCATION \*\* OPEN PLAN DINING KITCHEN \*\* ACCOMMODATION OVER THREE FLOORS \*\*** A stunning, four bedroom end of terrace family home featuring high ceilings, generously spacious rooms all fitted with double glazing and gas central heating.

A composite door to front leads to an entrance vestibule with access to the lounge, kitchen/diner and stairs to the first floor. The lounge is naturally lit via a large bay window to front with ceiling cornice and laminate flooring. The dining kitchen provides an superb space for family and entertaining guests with ample space for a family dining table and an additional breakfast bar. The kitchen is fully equipped with modern wall and base gloss units and wood effect worksurfaces over, an integral washing machine, fan oven, 5 ring gas hob and extractor over, space for fridge freezer, sink and drainer, uPVC door to side and access to the basement



cellar.

A first floor landing gives access to a main double bedroom, a generous single bedroom which could be utilised as a home office, family bathroom and stairs to the second floor. The split level family bathroom is fully tiled with a four piece suite consisting of a w/c, wash hand basin, a bath and separate shower cubicle, built in storage shelving,

The second floor provides two substantial double bedrooms with high ceilings, double glazed windows and gas central heating.

The lower ground floor provides two basement cellars with power and lighting, ideal for storage and potential for further conversion S.T.P.P.

Externally, the property features a private, beautifully maintained garden to front with artificial turfing, raised flower beds and mature garden borders.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Deceptively Spacious Four Bedroom End Of Terrace Offered To The Market With No Onward Chain.

**Rating authority**  
Borough Council Tax Band B

**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