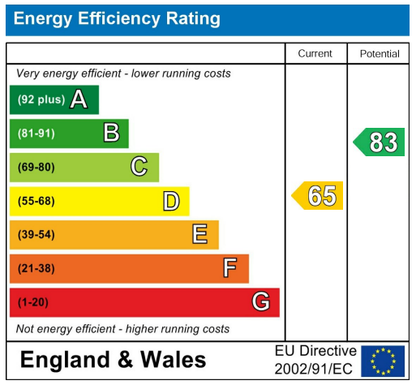
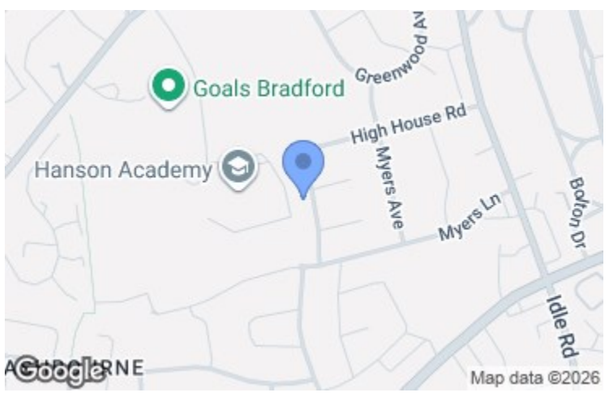










Viewing arrangements

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

Directions

See Mapping.

High House Road, Bradford, BD2 4EX
Offers Over £185,000

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.

High House Road, Bradford, BD2 4EX

2 3 1

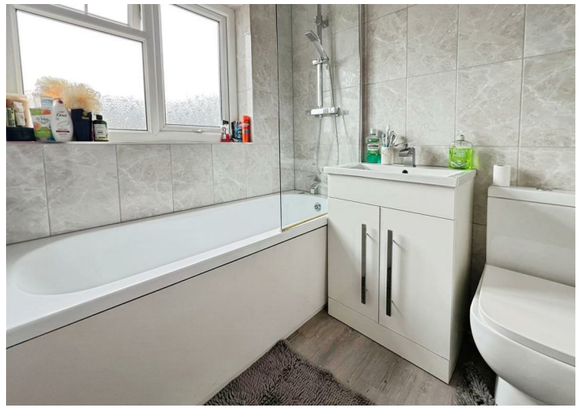
** 3 BEDROOMS ** SEMI-DETACHED FAMILY HOME ** EXTENDED TO REAR ** IDEAL FOR FIRST TIME BUYERS ** POPULAR RESIDENTIAL LOCATION ** WELL-REGARDED SCHOOL CATCHMENT AREA ** A three-bedroom semi-detached home ideal for first-time buyers and young professionals alike.

Upon entering, you are greeted by a spacious entrance hall featuring laminate flooring that leads to the lounge and kitchen. The through lounge diner is bathed in natural light, courtesy of a double-glazed window at the front and rear. This area is perfect for family gatherings, with ample space for a dining table, and is complemented by neutral decor and comfortable carpeted flooring, wall lights and a log burning stove. The kitchen is well-equipped with wall and base units, providing plenty of storage, as well as space and plumbing for appliances. It includes an integral electric oven and hob, a sink and drainer, and a convenient under-stairs cupboard, finished with laminate flooring, splashbacks. With an extension to the rear, there's further reception space currently utilised as a dining space providing access to the rear garden.

The first floor landing leads to two generously sized double bedrooms and a single bedroom, all adorned with carpeted flooring and neutral decor. Each room benefits from double glazing and gas central heating, with the two doubles including fitted wardrobes. The fully tiled bathroom features a modern white three-piece suite, including a bath with a shower over, a w/c, and a wash hand basin, complete with gas central heating and a double-glazed window.

Externally, the property boasts off-street parking and a garage equipped with power and lighting, providing additional storage. The enclosed rear garden consists of a patio seating area and raised lawn with fenced borders.

This delightful home combines comfort, practicality, and a prime location, making it a must-see for those seeking a new place to call home.



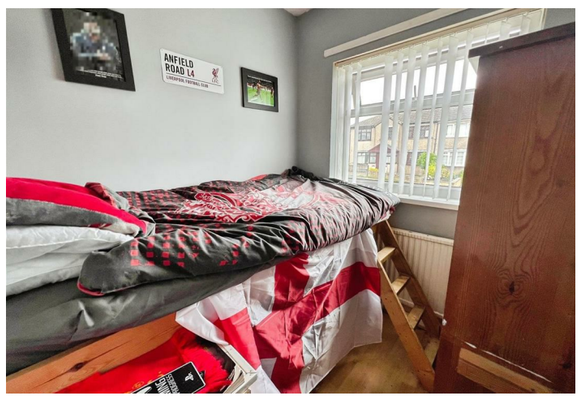












Fixtures & fittings

Three Bedroom Semi-Detached family Home In Popular Residential Location, Ideal For First Time Buyers & Young Families.

Rating authority

Borough Council Tax Band C

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Financial, who are authorised and regulated by the Financial Conduct Authority.

Tenure

Freehold