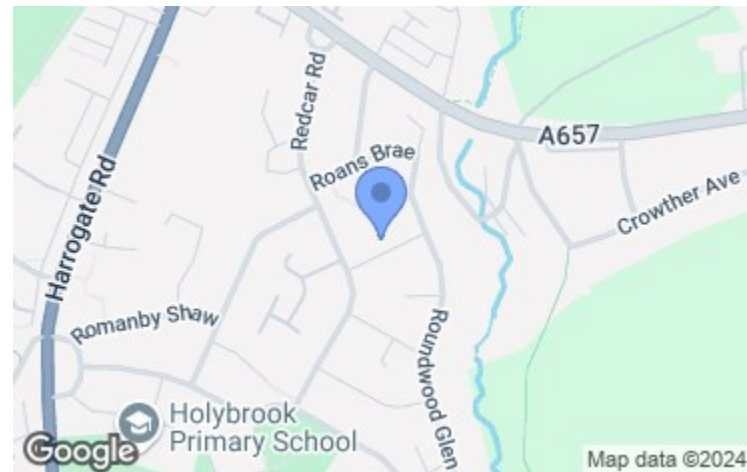


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81
			66



Viewing arrangements

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

Directions

see mapping



Reighton Croft, Bradford, BD10 0DH
Offers In The Region Of £155,000

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.



Reighton Croft, Bradford, BD10 0DH



**** VERY WELL PRESENTED ** SEMI-DETACHED ** 3 BEDROOMS ** MODERN KITCHEN & BATHROOM ** OFF ROAD PARKING ** PRISTINE GARDENS ** SUMMER HOUSE ** CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES ****

This is a very well presented 3 bedroom semi-detached property offering spacious living accommodation, which has been extensively updated by the present owners and has a modern kitchen & bathroom, covered parking, pristine gardens, as well as being close to good schools and local amenities.

The property briefly comprises:- Access is through a uPVC door into the entrance vestibule which leads into the living room.

The living room is particularly bright and airy thanks to its dual aspect windows allowing the natural light to flow which is complemented by its light decor. There is a feature electric " log burner" effect fire with hearth and surround. A solid Oak door leads to the kitchen/diner.

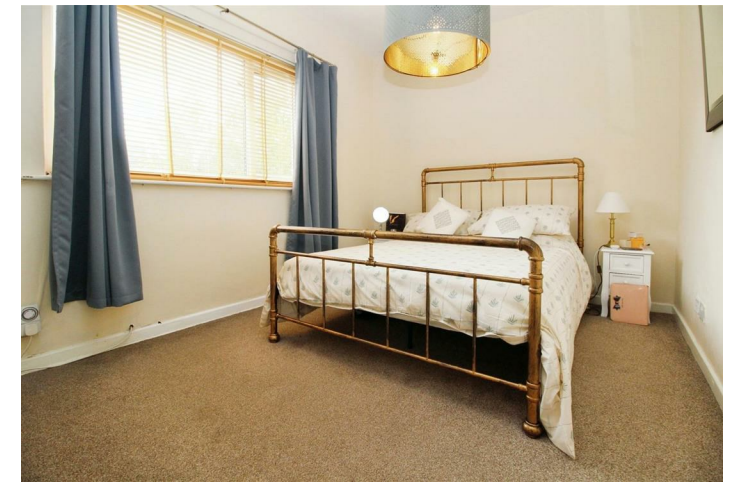
The kitchen is fitted with a range of wall and base

units in gloss grey with matching dark grey worktops and splash back tiling. There is a stainless steel sink with mixer tap, Range style cooker with extractor over, plumbing for a dishwasher and washing machine, space for an American style fridge/freezer, tumble dryer and dining furniture as well a useful pantry and under stairs storage. Ceiling spots and laminate flooring complete this wonderful room.

Upstairs you will find 3 bedrooms and the family bathroom. Bedroom 1 also benefits from dual aspect windows, bedroom 2 has fitted wardrobes, both are these are doubles and the third is a generous single.

The bathroom comprises:- 3 piece suite in white including roll top bath, pedestal sink and push button WC. The room is part tiled and finished with stylish laminate flooring.

Outside to the front there is covered off road parking, pristine lawn with beautiful well stocked borders, enclosed with hedging, timber fencing and gates. To the rear there is a private enclosed garden with patio, lawn, summer house and shed.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is an immaculate 3 bed property with a modern kitchen & bathroom, off road parking and pristine gardens which is close to good schools & local amenities.

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