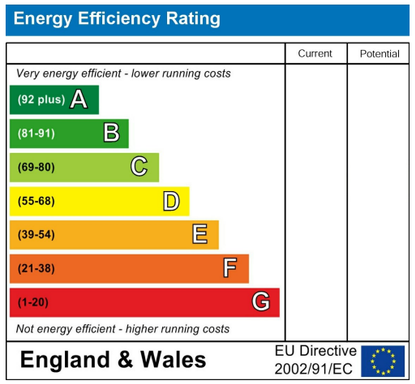
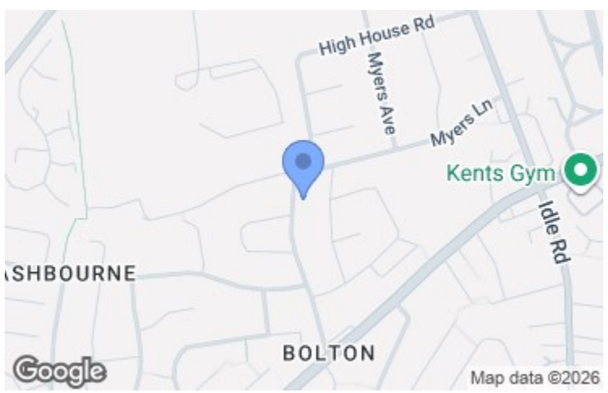




Viewing arrangements

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

Directions

See Mapping.

Grove House Road, Bradford, BD2 4EH
Offers In The Region Of £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.

Grove House Road, Bradford, BD2 4EH

1 3 1

** 3 BEDROOMS ** SEMI-DETACHED ** POPULAR RESIDENTIAL LOCATION ** IDEAL FIRST TIME BUYER HOME ** GAS/CH & D/GLAZING ** in the sought-after area of Grove House Road, Bradford, this three-bedroom semi-detached house presents an excellent opportunity for first-time buyers and young families.

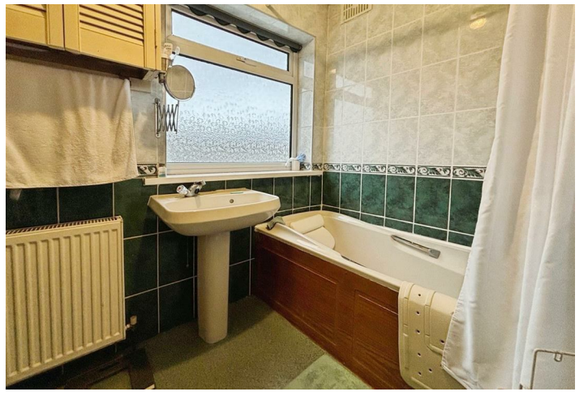
The property boasts a welcoming entrance hall that leads to a staircase ascending to the first floor, as well as access to the kitchen and a spacious lounge diner. The lounge diner is bright and airy, featuring windows at both the front and rear, complemented by gas central heating and a cosy gas fire with a brick surround, neutral decor and carpeted flooring.

The kitchen is functional and well-equipped, offering a range of wall and base units, with ample space and plumbing for appliances, a sink and drainer, under-stairs pantry cupboard, window to rear, gas central heating and door to side elevation.

On the first floor, you will find two generously sized double bedrooms, both featuring windows that allow natural light to flood in, along with carpeted flooring and gas central heating. A third single bedroom is also fitted with a double glazed window to front and gas central heating, ideal for a home office or child's bedroom. The family bathroom is well-appointed, complete with a bath, shower, wash hand basin, fully tiled walls, and a separate w/c for added practicality.

Externally, the property is equally appealing, with a well-maintained front garden laid to lawn and bordered by flower beds. A gated driveway leads to a detached garage, providing secure parking and additional storage. The enclosed rear garden is designed for low maintenance, featuring a patio area, some lawn, flowerbeds, and fenced borders, creating a private outdoor space for relaxation and enjoyment.

This home is conveniently located close to a number of schools, local amenities, and excellent transport links, making it a perfect choice for first-time buyers, young professionals, and families alike!



Train
your text here

Primary School
your text here

Secondary School
your text here

Fixtures & fittings

Mature Three Bedroom Semi-Detached Family Home Within Popular Residential Location, Ideal For First Time Buyers & Young Families Alike.

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 Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure

Freehold