
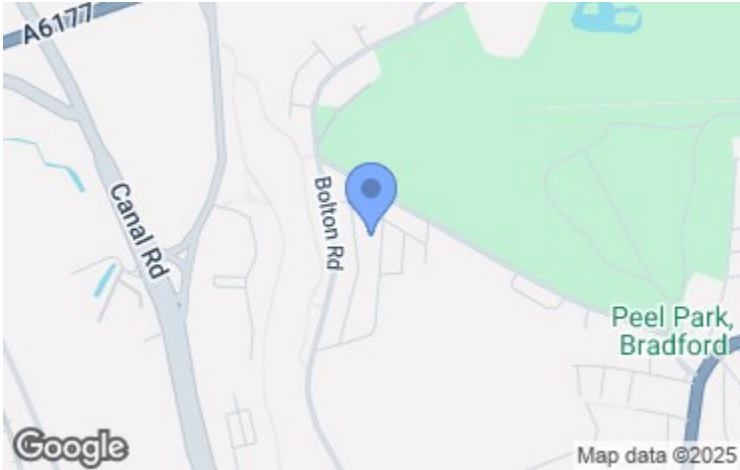




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Viewing arrangements

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

Directions

See Mapping.

Exmouth Place, Bradford, BD3 0NA  
£160,000

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.





Exmouth Place, Bradford, BD3 0NA

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4 BEDROOM MID TERRACED \*\* 2 RECEPTION ROOMS \*\* OFF ROAD PARKING \*\* MODERN KITCHEN \*\* D/GLAZED & C/HEATED \*\* CLOSE TO GOOD SCHOOLS & AMENITIES \*\* NO CHAIN \*\* Situated just off 'Cliff Road' and close to Bradford City Centre & motorway link roads.

The accommodation is laid out over 4 floors and briefly comprises:- PVCu door opens into dining/second reception room, having light modern décor with dado rail, cornice ceiling, plasma wall mounted fire, front elevation picture window with vertical blind and finished with quality carpet flooring, access to first floor. The adjacent lounge again has light modern décor with fitted shelving, walk-In storage, wall mounted fire plasma fire, rear elevation picture window with vertical blind and finished with carpet flooring.

The basement kitchen is fitted with a range of gloss white handleless base & wall units with dark granite effect contrasting worktops and return splashbacks. There is an integrated brushed chrome oven, gas hob with extractor hood over, stainless steel sink with mixer tap, plumbing for a washing machine, dryer, dishwasher and space for a fridge/freezer and dining furniture. There's a

feature brick surround with open chimney breast with cast Iron grate, Yorkshire stone mantel, large walk-In pantry, smaller coal cellar & finished with original Yorkshire stone flagged floor.

On the first floor First floor there is a double bedroom with light décor, a further double bedroom and the family bathroom. The bathroom comprises 3 piece suite in white including panelled bath, shower, pedestal sink and low flush WC. The room is finished with wall tiling and cushion flooring.

On the second floor you will find two further double bedrooms with 'Velux' windows with night shades and when opened offering stunning views of Bradford and beyond.

Outside to the front there is a block paved drive enclosed by stone built walls. The rear garden has a laid & artificial lawn and enclosed by timber fencing.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Beautiful Family Home Or Investment Opportunity.

Rating authority  
Borough Council Tax Band

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