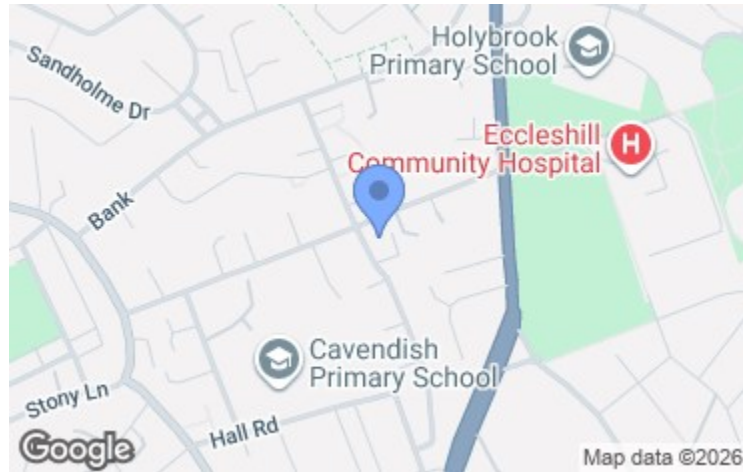




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		<b>71</b>	



**Viewing arrangements**

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

**Directions**

See Mapping



**Summerbridge Crescent, Bradford, BD10 8BA**  
**£165,000**

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.



**\*\* Three Bedroom \*\* Mid-Terrace \*\* No Onwards Chain \*\* Ideal First Time Buyer Home \*\* Enclosed Rear Garden \*\* Popular Residential Location \*\* Well-Regarded School Catchment \*\* Welcome to this charming three-bedroom mid-terrace house located on Summerbridge Crescent in Bradford. As you step inside, you are greeted by a spacious hallway that sets the tone for the rest of the home.**

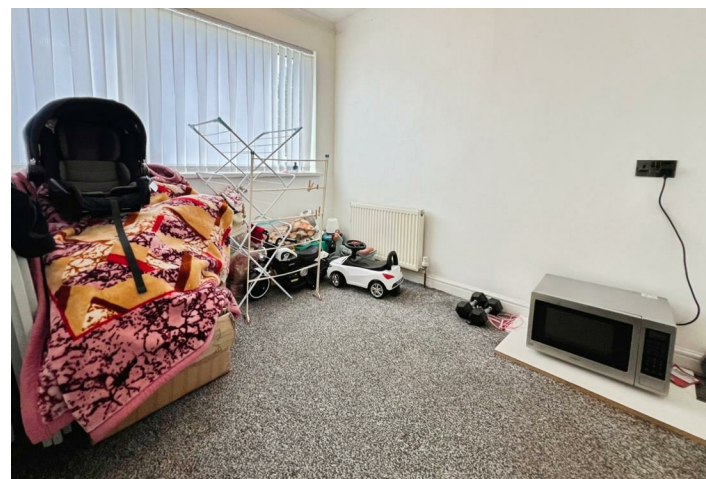
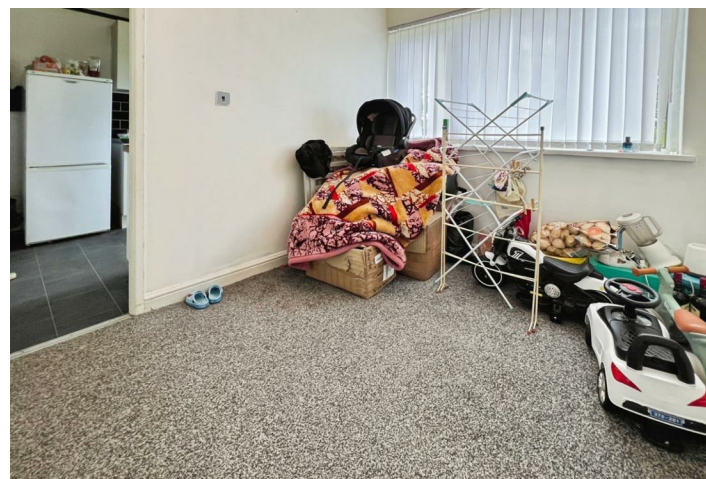
The living room, situated at the front of the property, boasts ample space, enhanced by large double-glazed windows that allow natural light to flood in. The central heating ensures a warm and inviting atmosphere, while the carpet finish adds a touch of comfort.

Adjacent to the living room is the dining room, which also features double-glazed windows and central heating, creating a perfect setting for family meals or entertaining guests. From here, you can easily access the kitchen, which is equipped with wall and base units, as well as space for freestanding kitchen appliances. The

tilled walls and laminate flooring provide a practical yet stylish finish, and a UPVC door leads you to the rear garden, ideal for outdoor relaxation.

Venturing to the first floor, you will find all three bedrooms along with the family bathroom. The family bathroom is fitted with a three-piece suite, including a shower over the bath, and is finished with tiled walls and flooring. A double-glazed window to the rear allows for ventilation and natural light. Bedroom One & two are double bedrooms built in wardrobes with mirror doors, Double glazed windows, Central heating and carpet finish. Bedroom three is a generous single with room for a single bed and wardrobe.

Externally, the property boasts a well-maintained lawn to the front, bordered by mature gardens for added privacy. A good size enclosed rear garden, offers a peaceful retreat for outdoor activities. Additionally, the house features a detached garage excellent opportunity for storage.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Three Bedroom Through Terrace In Popular residential Location, Ideal For First Time Buyers & Young Professionals Alike.

**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 Home Wallace Financial Ltd, who are authorised and regulated by the Financial Conduct Authority.

**Tenure**  
Freehold