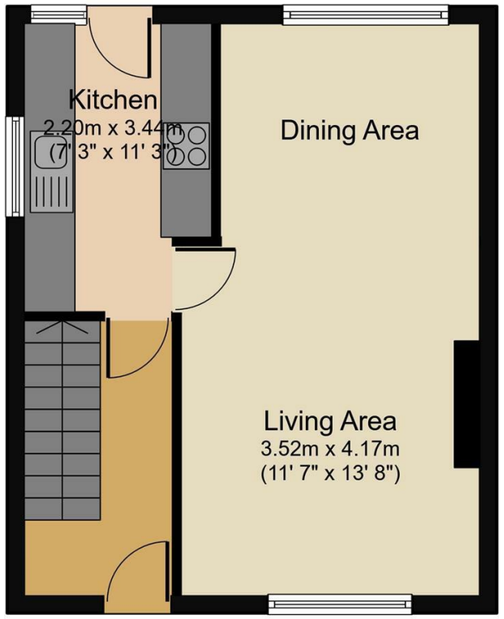
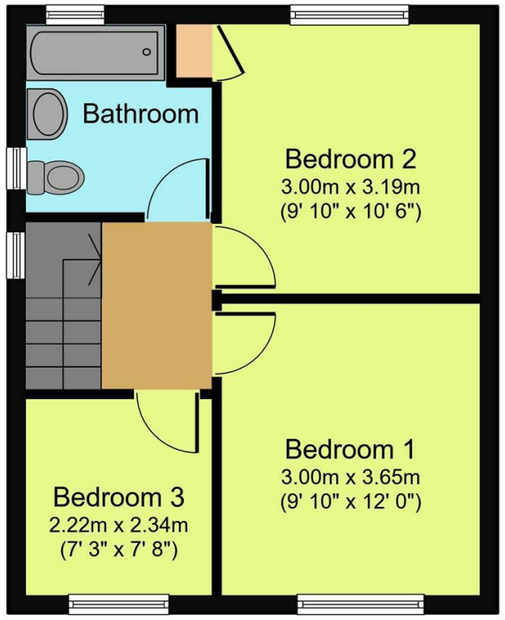
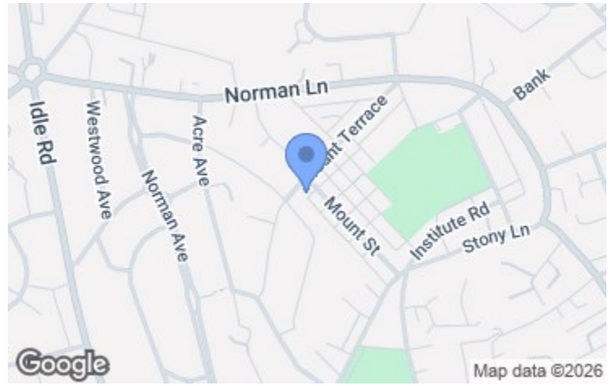


Ground Floor



First Floor

Created using Vision Publisher™



Viewing arrangements

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

Directions

See Mapping.

Acre Crescent, Bradford, West Yorkshire BD2 2LT
Offers In The Region Of £250,000

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.

Acre Crescent, Bradford, West Yorkshire BD2 2LT

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**SUBSTANTIAL CORNER PLOT ** 3 BEDROOM SEMI ** IMMACULATE FINISH ** POTENTIAL TO EXTEND S.T.P.P ** A three bedroom semi-detached property sat on a substantial corner plot, offering superb potential for extension S.T.P.P.

The entrance hall features a composite door and stylish laminate flooring. The ground floor comprises a contemporary kitchen, equipped with a range of sleek white gloss wall and base units and complimentary work surfaces over. This well-appointed kitchen includes integral appliances such as an oven, microwave, hob, fridge, freezer, dishwasher, and washing machine, also including a sink and drainer, tiled splashbacks and laminate flooring. A door leads to the rear garden, while a window to the side allows natural light.

The through lounge diner is a highlight of the home, offering a bright and airy atmosphere, enhanced by windows at both the front and rear. The modern decor, complete with a media wall and a stylish electric fire, creates a warm and inviting space, perfect for family gatherings or quiet evenings in.

The first floor features a landing that leads to three well-proportioned bedrooms. The main double bedroom is fitted with wall-to-wall wardrobes with mirrored sliding doors, providing ample storage. The second double bedroom also benefits from fitted robes and overhead cupboards, while the generous single bedroom, currently utilised as an office, offers versatility to suit your needs, all rooms finished with modern neutral decor, carpeted flooring and equipped with double glazing and gas central heating. A family bathroom completes the first floor and features a three piece suite including a bath and shower over, wash hand basin with vanity unit, and low level flush w/c.

Externally, the substantial corner plot offers a lawn to front and side with flowerbed borders and a patio seating area to the rear, all made private with mature garden and fenced borders. Additionally, the house benefits from off-street parking and a detached garage.

Train
your text here

Primary School
your text here

Secondary School
your text here

Fixtures & fittings
Three Bedroom Semi-Detached Family Home With Substantial Corner Plot Offering Potential To Extend S.T.P.P

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