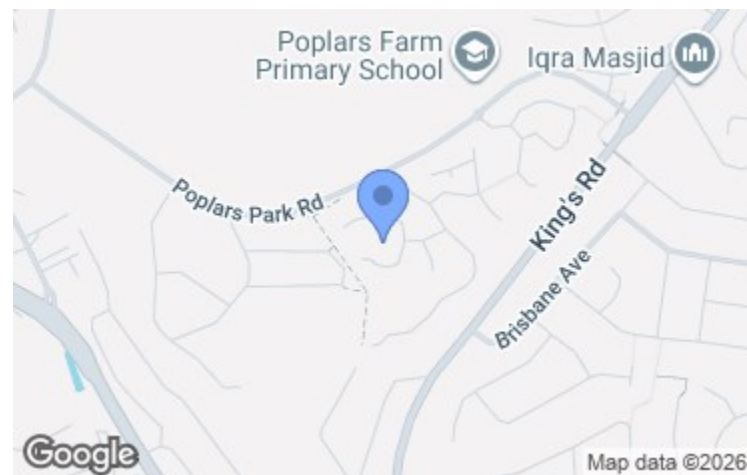




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.

Drovers Way, Bradford, BD2 1JZ
Offers In The Region Of £230,000



Drovers Way, Bradford, BD2 1JZ



**** 3 BEDROOMS ** 2 BATHROOMS **
 SUBSTANTIAL PLOT ** POTENTIAL TO
 EXTEND S.T.P.P. ** AMPLE OFF-STREET
 PARKING ** SECLUDED POSITION **
 POPULAR RESIDENTIAL LOCATION **** A
 modern semi-detached house presents an
 excellent opportunity for families and
 professionals alike. With three well-
 proportioned bedrooms and two bathrooms,
 with addition of a substantial rear garden
 offering potential to extend S.T.P.P.

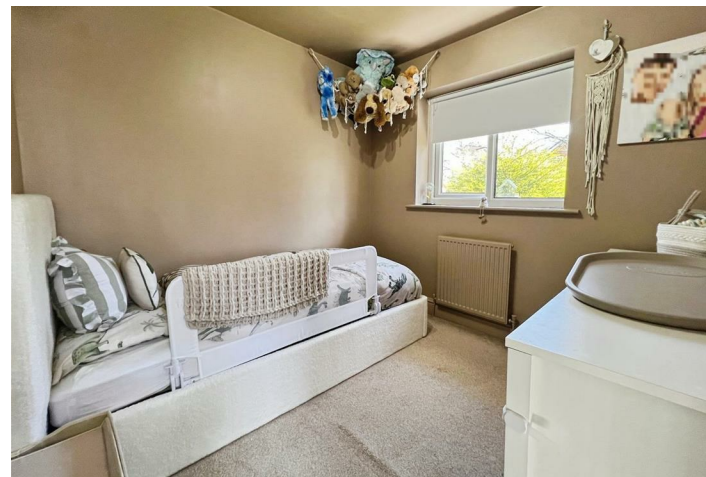
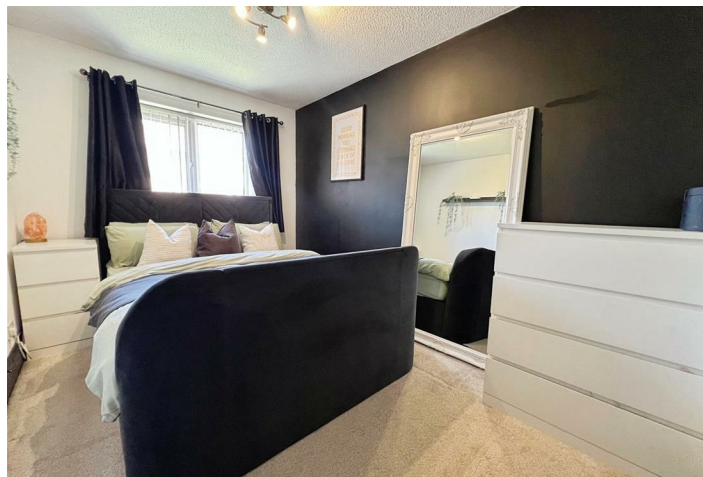
Upon entering, you are welcomed into a
 spacious lounge that boasts a neutral modern
 decor and plush carpeted flooring, gas central
 heating and a window to front. The dining
 kitchen, located at the rear, features a range of
 wall and base units, along with space and
 plumbing for all necessary appliances, an
 integral oven and gas hob, a sink and drainer
 tiled splash backs and vinyl flooring. The dining
 area is perfect for family meals, with patio doors
 leading directly to the expansive rear garden.

The first floor comprises a main double

bedroom that benefits from an en-suite shower
 room. The second double bedroom overlooks
 the serene rear garden, while the third single
 bedroom, ideal for a child or a home office,
 includes built-in storage for added practicality.
 All bedrooms equipped with neutral decor,
 carpeted flooring, double glazing and gas
 central heating. A part-tiled family bathroom
 completes this level, featuring a white three-
 piece suite.

Externally, the property is set on a generous plot
 with ample off-street parking available at the
 front and side, accommodating multiple
 vehicles. The substantial rear garden, mainly
 laid to lawn with a charming patio area, offers a
 peaceful retreat and boasts a mature woodland
 outlook. This outdoor space presents superb
 potential for extension and further
 development, subject to planning permission,
 making it an ideal choice for those looking for a
 longer term project.

The property is well-presented throughout with
 a ready to move in feel ideal for first time buyer,
 young professionals and families alike!



Train
 your text here



Primary School
 your text here



Secondary School
 your text here

<p>Fixtures & fittings Well-Presented 3 Bedroom Semi-Detached Home With Substantial Plot Offering Potential For Extension S.T.P.P.</p> <p>Rating authority Borough Council Tax Band C</p>	<p>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.</p> <p>Tenure Freehold</p>
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