



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(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.

Plumpton Close, Bradford, BD2 1NJ
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.



**** 3 DOUBLE BEDROOMS ** DETACHED FAMILY HOME ** MODERN FINISH THROUGHOUT ** QUIET CUL-DE-SAC LOCATION ** CLOSE TO LOCAL AMENITIES ** WELL-REGARDED SCHOOLS NEARBY ** IDEAL FAMILY HOME **** Nestled in the tranquil cul-de-sac of Plumpton Close, Bradford, this splendid three-bedroom detached family home offers a perfect blend of modern living and comfort. With a contemporary finish throughout, this property is ideal for growing families seeking both space and style.

The ground floor entrance hall that leads to a spacious lounge, featuring a D/Glazed window, plumbing for gas fire, GCH radiator, the lounge connects to the well-appointed kitchen. The kitchen boasts contemporary wall and base units, complemented by stylish surfaces and under-plinth lighting. It is equipped with a range-style gas cooker and offers ample space and plumbing for appliances. The open flow into the dining space and sunroom creates an inviting area for family gatherings, while access to a convenient downstairs w/c and the rear

garden adds to the practicality of the layout.

The first floor comprises two generously sized double bedrooms, both fitted with wardrobes and benefiting from central heating radiators and double-glazed windows. A stylish family bathroom, complete with a separate bath and shower, wash hand basin, and w/c, serves this level. Ascending to the second floor, you will find the main double bedroom, which features built-in wardrobes, drawers, and a dresser, along with a Velux window. This room also includes an en-suite bathroom, equipped with both a bath with shower over, wash hand basin, w/c, and a vanity unit.

Externally, the property boasts ample off-street parking and a garage fitted with power, lighting, and an electric roller shutter door. The rear garden is designed for low maintenance, featuring a patio area, flower beds, raised sleepers, and fenced borders.

This exceptional home is not to be missed, offering a perfect home for family life in a desirable location.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three Bedroom Detached Family Home Situated On A Quiet Cul-De-Sac With Accommodation Over Three Floors.

Rating authority
Borough Council Tax Band D

Services
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Tenure
Freehold