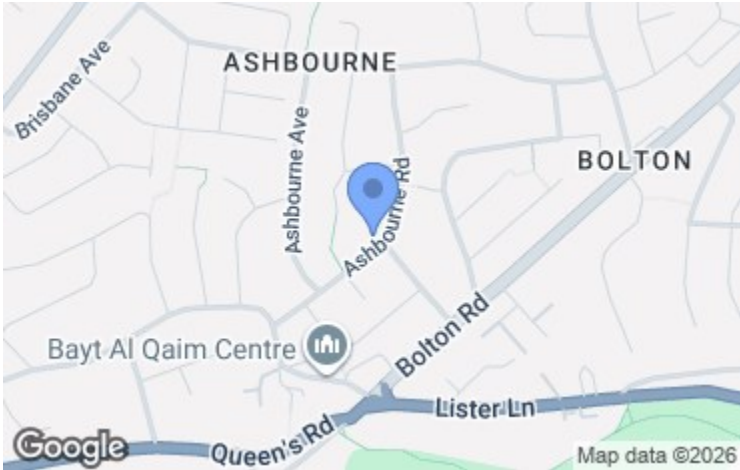




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Viewing arrangements

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

Directions

See Mapping.

Ashbourne Road, Bradford, BD2 4AH
£160,000

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.



Ashbourne Road, Bradford, BD2 4AH

 1  3  1

**** 3 BEDROOMS ** SEMI-DETACHED **
OFF-STREET PARKING ** IDEAL FIRST
TIME BUYER HOME ** POPULAR
RESIDENTIAL LOCATION ** 2 GARAGES **
MODERN KITCHEN & BATHROOM ****
Situating on the popular residential location of
Ashbourne Road, is this extended three
bedroom semi-detached home ideal for first
time buyers and young professionals alike.

A PVCu porchway leads to an entrance
vestibule, giving access to the lounge and stairs
to the first floor. The lounge is finished with
modern decor and carpeted flooring, a panelled
wall with lighting, double glazed bay window to
front, gas central heating radiator and access to
an inner hallway. The inner hallway leads to
the kitchen, family bathroom and side
elevation. The kitchen is fitted with modern wall
and base units with work surfaces over and
breakfast bar, space and plumbing for fridge
freezer and washing machine, integral electric
oven with gas hob and extractor fan over, dual
aspect double glazed windows, gas central
heating and laminate flooring. The family

bathroom comprises a modern walk-in shower
cubicle, with wash hand basin and vanity unit
under, low level flush w/c, heated towel rail,
frosted double glazed window to rear.

The first floor landing leads to two double
bedrooms with gas central heating radiators,
double glazed windows, neutral decor and
carpeted flooring, a third generous single
bedroom currently used for storage, with double
glazing and gas central heating.

Externally, the property enjoys a generous plot
offering off-street parking to the front and a
garage with an up and over door. The rear
garden is fully enclosed with a secondary garage
with up and over door, patio, a secluded garden
with mature plants and bushes to the rear of the
garage, and access to a basement storage cellar.

Early viewings highly recommended to avoid
missing out on this ideal home in a sought after
location!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Well Presented Three Bedroom Semi-Detached Home With Modern
Kitchen & Bathroom, Ideal For First Time Buyers & Young
Families.

Rating authority
Borough Council Tax Band B

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS
- FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to Mortgages
with JD, Hanie & Co, who are authorised and regulated by the Financial conduct
Authority.

Tenure
Freehold