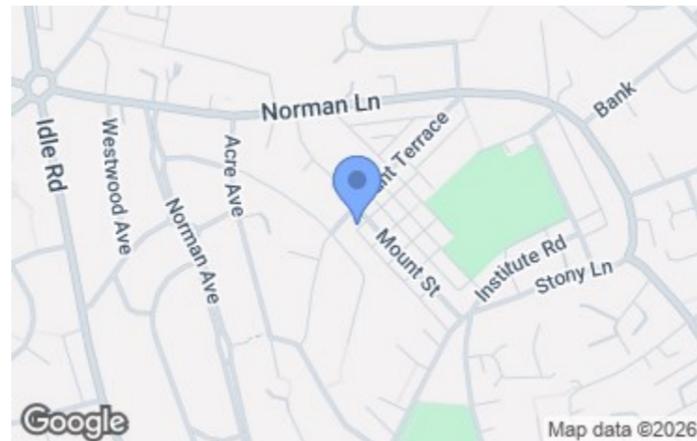




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See Mapping.



**Acre Crescent, Bradford, BD2 2LT
 Offers In The Region Of £190,000**

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, BD2 2LT



**** 3 BEDROOM SEMI-DETACHED **
 SUPERB POTENTIAL ** NO ONWARD CHAIN ** POPULAR RESIDENTIAL LOCATION ** CLOSE TO LOCAL AMENITIES ** IDEAL FAMILY HOME ** EXCELLENT TRANSPORT LINKS **** This mature three-bedroom semi-detached house presents an excellent opportunity for those seeking a well-presented home with potential for modernisation. Offered with no onward chain, this property is perfect for first-time buyers or families alike.

Upon entering, you are greeted by a spacious entrance hall that leads to a bright and airy through lounge diner, kitchen and stairs to the first floor. The lounge features windows to both the front and rear providing ample natural light, finished with neutral decor and carpeted flooring. The adjoining kitchen boasts modern wall and base units, providing ample storage, along with space and plumbing for essential appliances such as a washing machine, fridge freezer, and dishwasher with the addition of a sink and drainer, finished with tiled splashbacks

and flooring. Double glazed uPVC door to rear and window to side.

The first floor landing opens to two generously sized double bedrooms, with the main bedroom benefiting from fitted wardrobes and drawers. The second bedroom offers lovely views to the rear, while a single bedroom with built-in storage completes the upper level. All bedrooms are equipped with gas central heating and double glazing, neutral decor and carpeted flooring. The modern family bathroom features a walk-in shower cubicle, a wash hand basin, and a w/c built into a stylish vanity unit, complemented by contemporary tiled walls and flooring.

Externally, the property boasts a well-maintained front garden with a lush lawn and flowerbed borders, alongside a driveway leading to a garage equipped with an electric roller door, power, and lighting. The rear garden is designed for low maintenance, featuring a concrete layout that was previously used for off-street parking, along with a small lawn and flowerbed borders.



Train
 your text here



Primary School
 your text here



Secondary School
 your text here

Fixtures & fittings

Three Bedroom Semi-Detached Family Home, In Need Of Some Modernisation Offered To The Market With No Onward Chain.

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