



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		62	80
EU Directive 2002/91/EC			



**Viewing arrangements**

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

**Directions**

See Mapping.



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.

**Park Road, Bradford, BD10 0ET  
 Offers In The Region Of £500,000**



**\*\* 5 DOUBLE BEDROOMS \*\* SUBSTANTIAL DETACHED HOME \*\* PRIVATE DRIVEWAY \*\* GATED ACCESS \*\* GENEROUS ROOM SIZES THROUGHOUT \*\* EXCELLENT TRANSPORT LINKS \*\*** Substantial detached family home offering ample living space, making it an ideal choice for larger families seeking comfort and convenience. With five generously sized double bedrooms, this property is designed to accommodate the needs of a growing household.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient downstairs w/c and a separate utility room. The ground floor boasts a spacious through lounge, complete with a log burning stove, a large window to the front and bi-fold doors that open up to the enclosed rear garden, seamlessly blending indoor and outdoor living. Adjacent to the lounge is a dining kitchen of equal length, fitted with modern wall and base units, integrated appliances including fridge freezer, dishwasher, electric oven and gas hob and ample space for family dining.

The first floor briefly comprises five substantial bedrooms, all capable of accommodating double beds. The main bedroom includes fitted wardrobes and a dressing table. The second bedroom benefits from dual aspect windows, flooding the space with natural light, while the third bedroom serves as a comfortable guest room with fitted wardrobes. The fourth bedroom is currently utilised as a home office, and the fifth has been transformed into a walk-in wardrobe, providing ample storage solutions. Completing this wonderful family home is a well-appointed family bathroom, which includes a bath with mixer taps, a separate shower cubicle, a wash hand basin, and a w/c.

With its private gated entry, ample off-street parking, and a garage, this property offers both security and convenience. The enclosed rear garden provides a safe space for children to play or for family gatherings with low maintenance patio and artificial turf fitted and fenced borders. Ample parking and a detached garage are also included.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

<p><b>Fixtures &amp; fittings</b> Substantial Five Bedroom Detached Family Home With Private Gated Access, Generous Room Sizes &amp; Excellent Transport Links.</p> <p><b>Rating authority</b> Borough Council Tax Band E</p>	<p><b>Services</b> INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p><b>Tenure</b> Freehold</p>
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