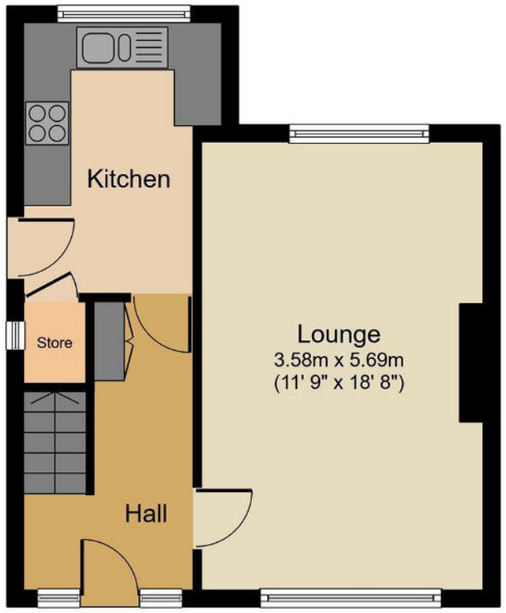
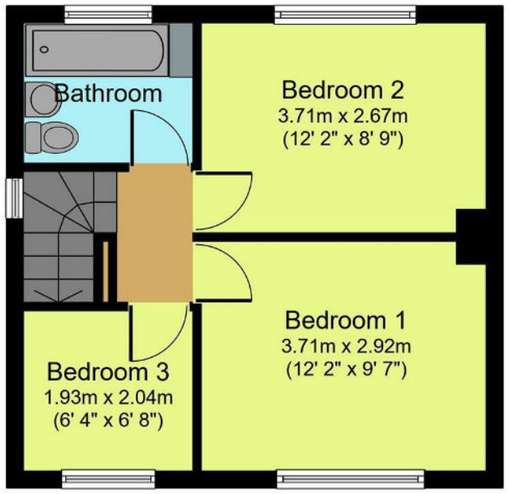


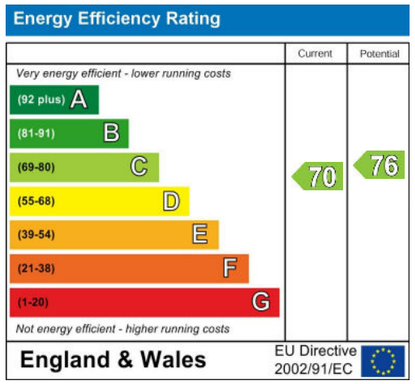
Ground Floor

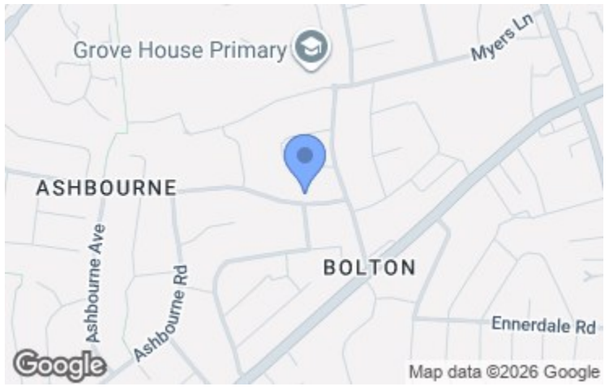


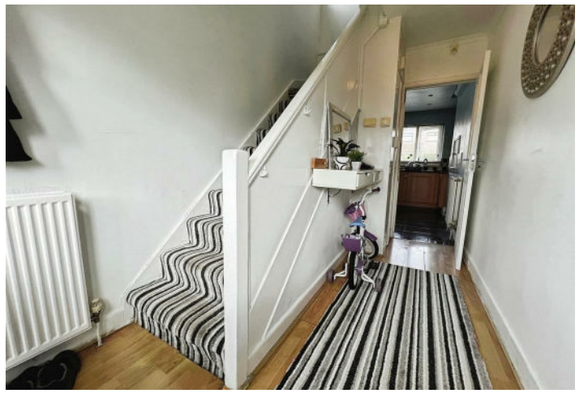
First Floor

Created using Vision Publisher™











Viewing arrangements

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

Directions

See Mapping.

Ashbourne Way, Bradford, West Yorkshire BD2 4DT
Offers In The Region Of £160,000

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.

Ashbourne Way, Bradford, West Yorkshire BD2 4DT

1 3 1

** 3 BEDROOMS ** SEMI-DETACHED ** IDEAL FIRST TIME BUYER HOME ** GARDENS TO FRONT & REAR ** DETACHED GARAGE ** POPULAR RESIDENTIAL LOCATION ** CLOSE TO SCHOOLS & AMENITIES ** A mature three-bedroom semi-detached house presenting an excellent opportunity for first-time buyers, young professionals, and families alike.

As you approach the property, a set of steps leads you to the welcoming front door, which opens into an inviting entrance hall adorned with laminate flooring. To the right, you will find a spacious lounge diner, bathed in natural light from windows at both the front and rear. This room features a cosy gas fireplace with a mantel, creating a perfect setting for relaxation and entertaining. The neutral decor enhances the sense of space and warmth throughout. The kitchen is well-equipped with a range of wall and base units, an integral oven, and a gas hob, there is ample room for a fridge freezer and washing machine, along with a handy pantry cupboard. A door leads to the side of the property, while a window overlooks the rear garden, and the room is finished with vinyl tiled flooring.

Venturing to the first floor, the landing features a loft hatch with a drop-down ladder for easy access to additional storage. The main bedroom is a generous double, with a window to the front and laminate flooring and neutral decor. The second double bedroom, located at the rear, also boasts laminate flooring and a window that invites in the light. A single bedroom completes the upper floor, featuring bulkhead storage and a window to the front.

Externally, the property offers delightful gardens to both the front and rear. The front garden is raised and primarily laid to lawn, bordered by mature bushes, while the enclosed rear garden is also mainly laid to lawn and surrounded by tall hedges. Additionally, there is access to a detached garage and some basement storage beneath the house.



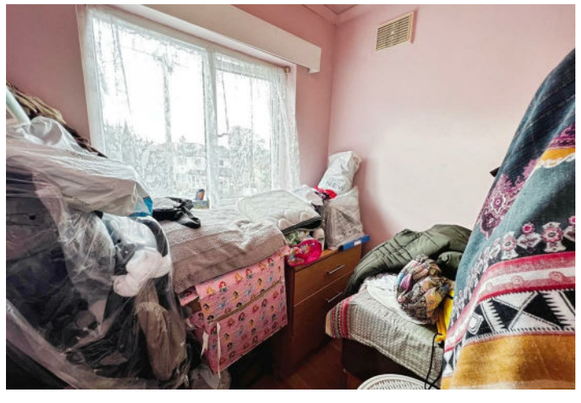












Fixtures & fittings
Three Bedroom Semi-Detached Family Home, Ideal For First Time Buyers & Young Professionals Alike.

Rating authority
Borough Council Tax Band B

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Financial Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold