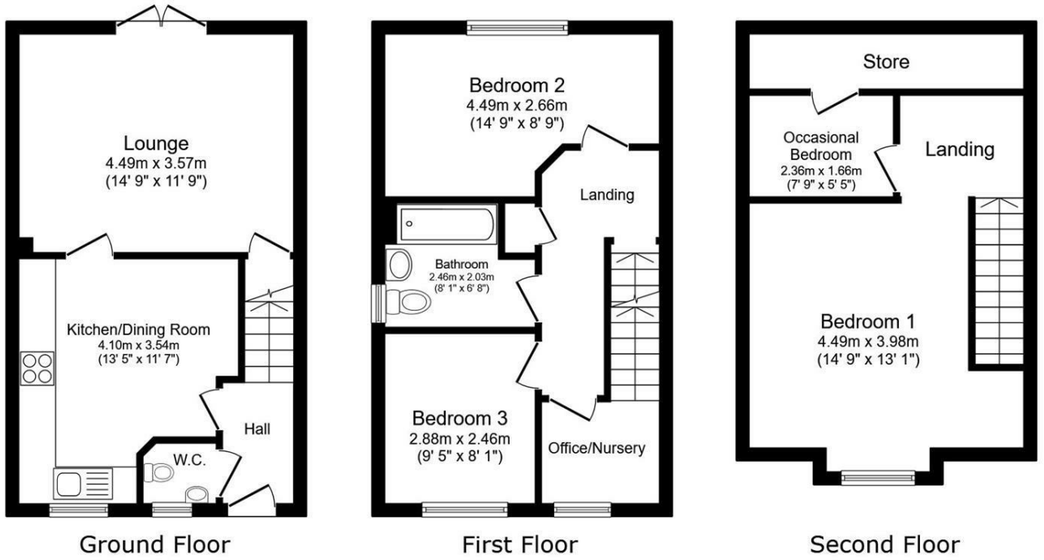
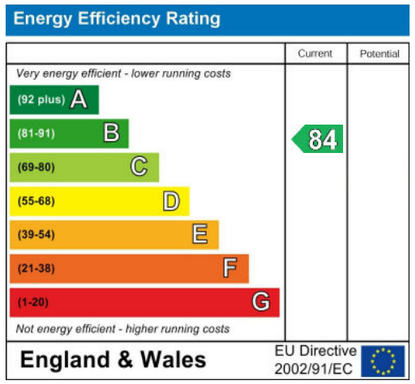
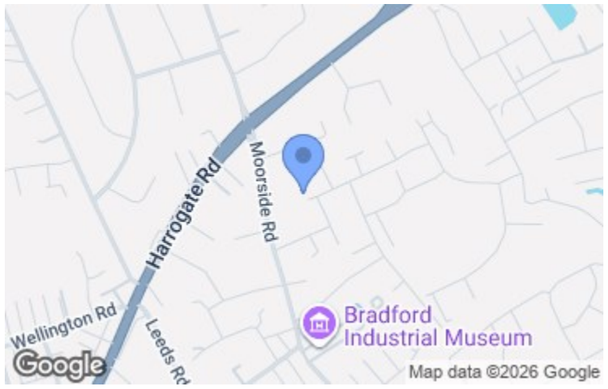


Total floor area: 99.9 sq.m. (1,075 sq.ft.)

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





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.







Quarry Bank Road, Bradford, BD2 3GL
Offers In The Region Of £265,000

Quarry Bank Road, Bradford, BD2 3GL

1 3 2

** Flexible Living Accommodation ** Substantial Family Home ** Generous Plot ** Potential To Extend S.T.P.P. ** Substantial family home with generous plot offering potentially 5 bedrooms throughout.

An entrance hall incorporating a downstairs w/c, leading to the kitchen & the staircase to the upper levels. The modern kitchen/diner, boasts a stylish array of wall & base units, space and plumbing for appliances & a gas hob with extractor, space to comfortably accommodate a dining table, finished with patterned flooring, a window to front and gas central heating.

The bright & inviting living room at the rear features a contemporary media wall with built-in shelving & ambient side lighting. With ample room for multiple sofas, the space is further enhanced by patio doors that open directly onto the rear garden, seamlessly blending indoor & outdoor living. The laminate flooring throughout this area adds a modern touch.

On the first floor, you will find two well-proportioned bedrooms, each capable of housing double beds & wardrobes, adorned with light grey carpets & double-glazed windows that invite natural light. The modern family bathroom is equipped with a three-piece suite, including a shower over the bath, & is fully tiled for a sleek finish. Additionally, a versatile room currently serves as an office/nursery, offering flexibility to suit your needs leading to the stairs to the top floor.

The second floor is dedicated to a spacious principal bedroom, complete with room for wardrobes, with some already fitted, a plush carpet finish, alongside an occasional bedroom, previously equipped with an en-suite.

Externally, The house sits on a generous plot offering parking for multiple vehicles to the front and side. The back garden is fully enclosed with a large lawn, raised decking and a purpose built outbuilding with insulation and power, currently utilised as another double bedroom.















Fixtures & fittings
Substantial Three/Four Bedroom Semi-Detached Family Home With Large Private Rear Garden, Generous Room Sizes & Excellent Transport Links.

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 Wallace Home Finances Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold