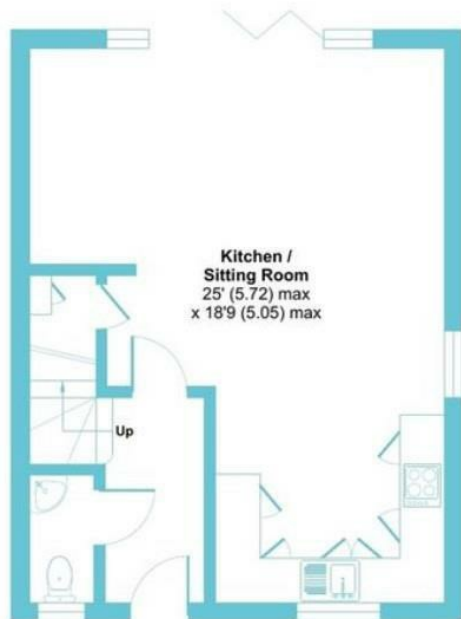


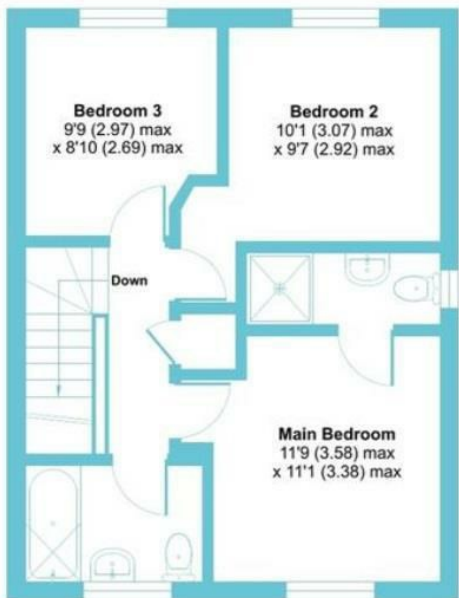


Throstle Nest, Fagley Lane, Eccleshill, BD2

Approximate Area = 938 sq ft / 87.1 sq m  
For identification only - Not to scale



GROUND FLOOR

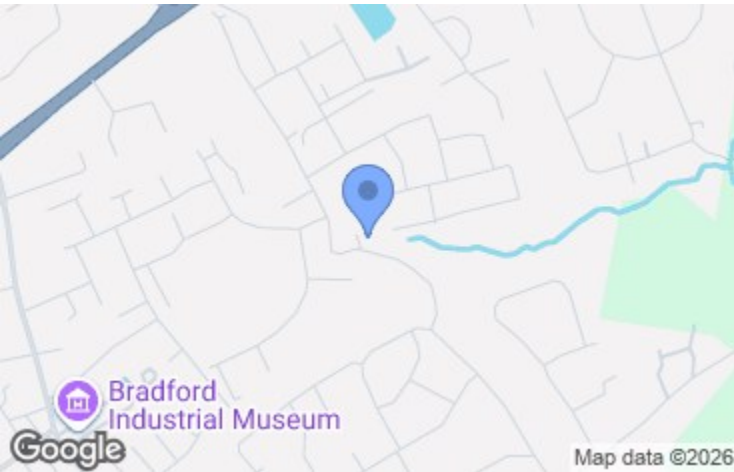


FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rldchecon 2023. Produced for Linley & Simpson. REF: 979659

Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 89                      | 89        |
| (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 |           |



Directions

See Mapping.



Viewing arrangements

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

Fagley Lane, Bradford, West Yorkshire BD2 3FG  
Offers In The Region Of £269,950

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.

**\*\* 3 BEDROOM DETACHED \*\* NEWLY BUILT \*\***  
**10 YEAR STRUCTURAL WARRANTY \*\* AIR**  
**SOURCE HEAT PUMP HEATING \*\***  
**UNDERFLOOR HEATING TO THE GROUND**  
**FLOOR \*\* STUNNING COMTEMPORARY**  
**FINISH \*\* HIGH SEPCIFICATION FIXTURES &**  
**FITTINGS \*\* PERFECT FAMILY HOME \*\***  
**PRIVATE DRIVEWAY \*\*** An impressive three  
bedroom detached home fitted with high level  
specification offering a generously spacious and  
contemporary living space sat on a substantial plot.

Accommodation comprises an entrance hall with  
downstairs w/c leading to an impressive open plan  
living room, dining area and kitchen, naturally lit  
by bi-fold doors to rear. The kitchen comprises  
modern fitted soft closing units and drawer pack  
with complimentary solid worktops and  
splashback, branded electric oven with hob and  
extractor fan over, integral fridge freezer, washing  
machine, dishwasher, a sink and drainer, recessed  
downlighting finished with tiled flooring.

A light and airy landing leads to three double  
bedrooms with en-suite shower room to the master  
and family bathroom, all rooms fitted with double  
glazed windows, and air source heat pump central

heating. The family bathroom is part tiled with  
modern ceramic and comprises white sanitary ware  
basin pedestal, thermostatic bath filler with  
overhead Raindance showerhead. chrome single  
lever basin with popup waste and heated towel rail,  
the en-suite matching with a shower cubicle, white  
sanitary ware and chrome single lever basin.

Externally the property has a generous enclosed  
garden to rear mainly laid to lawn with fenced  
borders, a patio seating area, electric point, outside  
tap with off-street parking to the front.

All properties include air source heat pump central  
heating system and hot water, radiators including  
thermostatic valves, underfloor heating to the  
ground floor, television points in the living room  
and principal bedroom, smoke detectors, USB plug  
sockets to the kitchen, built in intruder alarm and  
EV charging point.

Early internal viewings are highly recommended!



|                                                                                                                                                     |                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Fixtures &amp; fittings</b><br>Stunning Three Bedroom Detached New Build Finished To A<br>Modern & High Specification With A Desirable Location. | <b>Services</b><br>INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME<br>BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates<br>introduce to Altogether Financial Solutions Ltd, who are authorised and regulated<br>by the Financial Conduct Authority. |
| <b>Rating authority</b><br>Borough Council Tax Band                                                                                                 | <b>Tenure</b><br>Freehold                                                                                                                                                                                                                                                      |