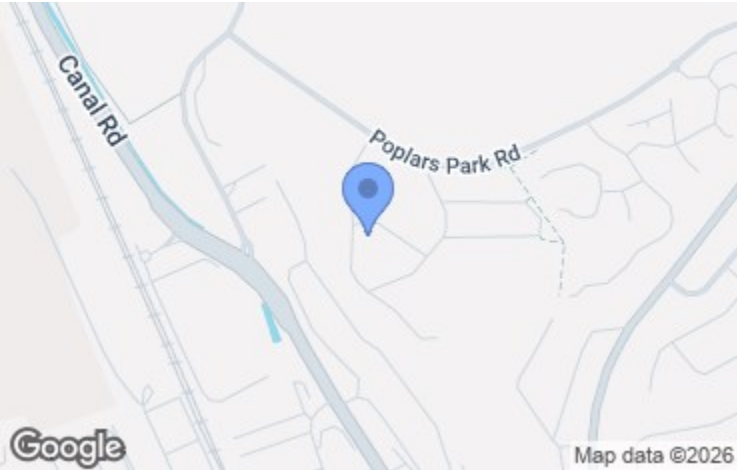




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.



Poplars Park Avenue, Bradford, BD2 1FP
Offers In The Region Of £250,000

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.



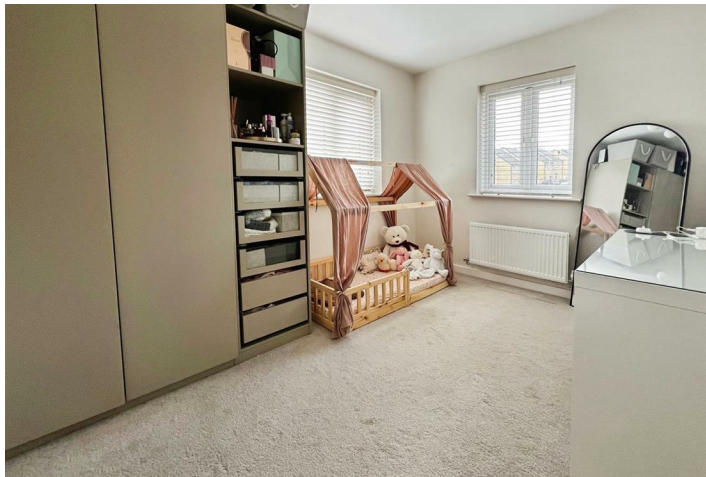
**** 3 BEDROOMS ** MODERN SEMI **
LARGE GARDENS ** QUIET &
CONVENIENT LOCATION ** PERFECT
FAMILY HOME ** READY TO MOVE IN
FEEL **** A semi-detached family home offers a perfect blend of space and comfort, making it an ideal choice for first-time buyers and young families. The property boasts three well-proportioned bedrooms and a welcoming reception room, providing ample living space for all.

The entrance hall features a convenient downstairs w/c. To the left, the generous lounge is bathed in natural light, thanks to its dual aspect windows that overlook both the front and side garden. The room is adorned with panelled walls and neutral decor, complemented by plush carpeted flooring, creating a warm and inviting atmosphere. To the right, the open-plan dining kitchen is a true highlight of the home. It is fitted with modern wall and base units, integrated appliances including an electric oven, gas hob, and extractor, and offers plenty of room for a dining table. The patio doors lead

directly to the garden, seamlessly blending indoor and outdoor living.

On the first floor, the main double bedroom features space for wardrobes, a panelled wall, and an en-suite shower room for added convenience. The second bedroom is also a double, with dual aspect windows that enhance the light and airy feel, while the third bedroom, currently utilised as a home office, is a versatile single room. All rooms neutrally decorated and finished with carpeted flooring. The family bathroom is part-tiled and includes a white three-piece suite with a bath, shower over, wash hand basin, and w/c.

Externally, the property sits on a generous plot with off-street parking and two lovely gardens. The open lawn garden to the left is perfect for outdoor activities, while the substantial enclosed private garden to the right features a well-maintained lawn, flowerbeds, and fenced borders, along with a delightful patio seating area complete with a pergola, ideal for enjoying summer evenings.



Fixtures & fittings Three Bedroom Semi-Detached Modern Home, Ideal For First Time Buyers & Young Families Alike.	Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Financial, who are authorised and regulated by the Financial Conduct Authority.
Rating authority Borough Council Tax Band D	Tenure Freehold