



Straw View, Bradford BD10 8WY

welcome to

Straw View, Bradford

A spacious and beautifully presented three-bed home in a quiet, family-friendly cul-de-sac. Generous living areas, a bright conservatory and a great garden make it perfect for modern living.



Entrance Hall Living/Dining Room

A spacious, light-filled room featuring carpet, with double-glazed windows to both the front and rear. Offers direct access to the entrance hall, kitchen and conservatory, plus two radiators for year-round comfort. Includes a handy under-stairs storage cupboard, making the space both practical and inviting.

Kitchen

A modern, well-appointed kitchen offering plenty of storage and generous counter space, finished with easy-care laminate flooring. Features an electric hob and oven, a double-glazed window to the front and another to the rear, plus a patio door opening directly onto the garden. Includes a radiator for added comfort and provides convenient access to the downstairs WC, making the layout practical and family-friendly.

Conservatory

A bright and versatile space with carpet flooring and double-glazed windows to the side, creating a warm and inviting atmosphere. French doors open to both the front and rear of the property, offering seamless indoor-outdoor flow. Provides direct access to the living room, making it an ideal extension of the main living space.

Downstairs Wc Bedroom One

A spacious main bedroom with soft carpet flooring, a radiator, and a double-glazed window to the front. Features sleek fitted mirrored wardrobes that provide excellent storage and lead directly into the private en-suite.

Ensuite

A modern en-suite featuring a tiled floor, WC, wash basin and a separate shower. Includes a heated towel rail and a double-glazed window to the front, providing natural light and ventilation.

Bedroom Two

A comfortable double bedroom featuring soft carpet flooring, a radiator, and a double-glazed window overlooking the rear of the property. A bright and versatile space ideal for guests, children or a home office setup.

Bedroom Three

A bright and versatile bedroom featuring soft carpet flooring, a radiator, and a double-glazed window overlooking the rear. Includes built-in storage, making it a practical and well-organised space suitable for a variety of uses.

Family Bathroom

A well-presented bathroom featuring a double-glazed window to the rear, a bath with overhead shower, WC and wash basin. Finished with tiled flooring and a heated towel rail for added comfort and practicality.



view this property online holroydsestateagents.co.uk/Property/BAI101539



welcome to

Straw View, Bradford

- Spacious open-plan living/dining room
- Bright conservatory with garden access
- Three generous bedrooms throughout
- Main bedroom with mirrored wardrobes & en-suite
- Private driveway and great-sized rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£245,000



Please note the marker reflects the postcode not the actual property

view this property online holroydsestateagents.co.uk/Property/BAI101539



Property Ref:
BAI101539 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

holroyds



01274 809254



baildon@holroydsestateagents.co.uk



21-23 Westgate, Baildon, SHIPLEY, West Yorkshire, BD17 5EH



holroydsestateagents.co.uk