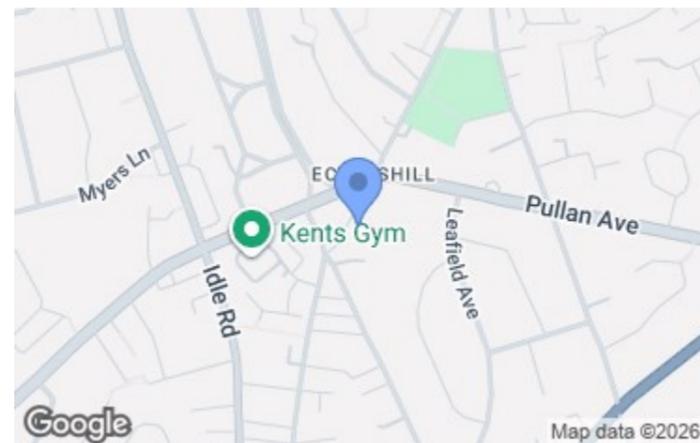


Total Area: 38.1 m<sup>2</sup> ... 410 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Viewing arrangements**

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

**Directions**

See Mapping.



**Eccles Court, Bradford, BD2 3BG  
Offers In The Region Of £80,000**

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.



Eccles Court, Bradford, BD2 3BG



**\*\* ONE DOUBLE BEDROOM \*\* QUIET CUL-DE-SAC LOCATION \*\* GAS CENTRAL HEATING \*\* DOUBLE GLAZED WINDOWS \*\* ALLOCATED PARKING \*\* COMMUNAL GARDENS \*\* OVER 55'S RETIREMENT HOME \*\*** This one bedroom first floor apartment is ideal for those looking to downsize offered to the market with no onward chain.

A doorway leads to communal stairs to the first floor where the flat's main door is located, leading into a hallway with built in storage cupboards.

The property comprises a lounge to the front elevation with electric fireplace and mantle over, gas central heating radiator, carpeted flooring and neutral décor. The kitchen is fitted with a range of wooden wall and base units with complimentary work surfaces over, space and plumbing for washing machine, fridge, freezer, dishwasher and gas cooker. The kitchen is finished with a stainless steel sink and drainer, tiled splashbacks, laminate flooring and a double glazed window.

The double bedroom is fitted with gas central heating radiator, double glazed window to rear, carpeted flooring and neutral décor. The shower room includes a walk-in shower cubicle, low level flush w/c, wash hand basin and vanity unit, gas central heating, frosted double glazed window, tiled walls and flooring.

Externally, the property benefits from allocated parking and communal gardens surround.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
One Bedroom First Floor Apartment For Over 55's,  
Perfect For Downsizing.

**Rating authority**  
Borough Council Tax Band

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

**Tenure**  
Leasehold