



| 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.



Moorside Road, Bradford, BD2 3HS  
Auction Guide £100,000

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.





**\*\* 2/3 BEDROOMS \*\* THROUGH MID TERRACE \*\* POTENTIAL BUY TO LET INVESTMENT \*\* IN NEED OF SOME MODERNISATION \*\* SOLD BY MODERN METHOD OF AUCTION \*\* STARTING BIDS £100,000 \*\* BUYERS FEES APPLY \*\*** A mid-terrace house offering a potential buy to let investment or family home, available with no onward chain through the modern method of auction.

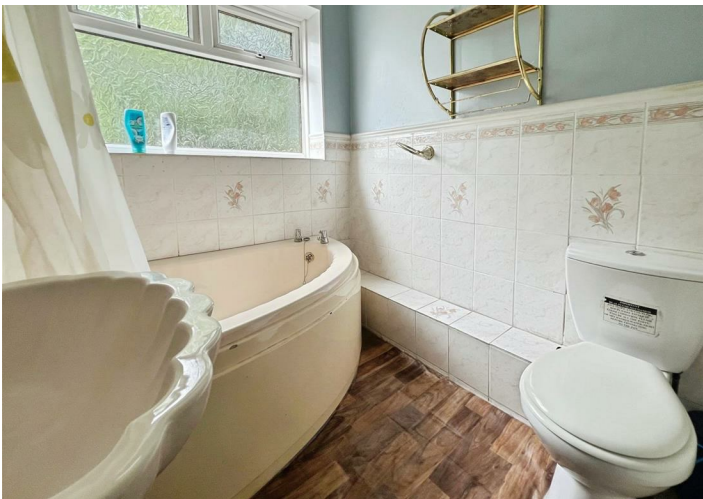
Enter through a uPVC door to front into the entrance vestibule that leads into a lounge, featuring a window to the front and a gas fireplace, and laminate flooring. At the rear, the breakfast kitchen is well-equipped with wall and base units, providing ample storage and space for all necessary appliances. The wood effect vinyl flooring complements the kitchen's functionality, while a window and door to the rear allow for natural light and easy access to the outdoor space.

The first floor boasts a generously sized main double bedroom, complete with laminate

flooring and a large double-glazed window that offers lovely views to the front. The second bedroom, ideal for a home office or children's room, features carpeted flooring and a window overlooking the rear garden. The fully tiled family bathroom is thoughtfully designed with a corner bath, shower over, w/c, and wash hand basin, ensuring convenience for all. An additional attic bedroom adds to the charm of this home, featuring a wooden panelled ceiling, carpeted flooring, and a Velux window that fills the space with light.

Externally, the property is approached via stone steps leading from the pathway to the main door, with a quaint patio garden at the front. The rear garden is a true highlight, offering a large lawn, a patio seating area, and a mature garden with fenced borders, perfect for outdoor entertaining or simply enjoying the tranquillity of your surroundings.

All bids for the property to be place via Advance Property Auctions.



|                                                                                                                      |                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Fixtures &amp; fittings</b><br>2/3 Bedroom Through Terrace Sold By Modern Method Of Auction With No Onward Chain. | <b>Services</b><br>INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Home Wallace Finance Ltd, who are authorised and regulated by the Financial Conduct Authority. |
| <b>Rating authority</b><br>Borough Council Tax Band A                                                                | <b>Tenure</b><br>Freehold                                                                                                                                                                                                                                   |