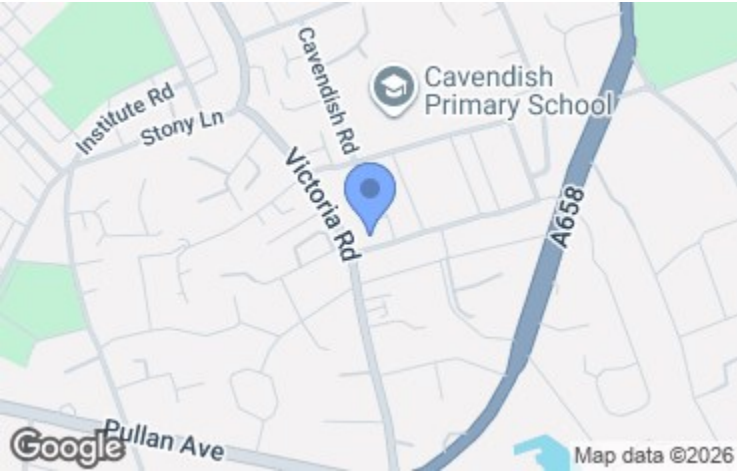




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.



Tay Court, Bradford, BD2 2BW
Offers In The Region Of £85,000

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.



**** Ground Floor Apartment ** Two Bedrooms**
**** Quiet Cul-De-Sac Location ** Well-Presented Throughout ** Allocated Parking ** Secured Communal Entrance **** A two bedroom top floor apartment perfect for those seeking a comfortable and convenient living space, with excellent transport links and a variety of local amenities nearby.

As you enter the apartment, you are greeted by a communal entrance hall that leads to your private door. Inside, the entrance hall features a built-in storage cupboard, providing ample space for your belongings, and grants access to all rooms within the flat. The spacious lounge/diner is a delightful area, boasting a large double-glazed window that fills the room with natural light. The electric fireplace adds a touch of warmth and comfort, while the carpeted flooring enhances the inviting atmosphere. A sliding door conveniently connects the lounge to the kitchen.

The kitchen is well-equipped with both wall and base units, making it practical for everyday

cooking. It includes an freestanding gas cooker with an extractor above, as well as space for a washing machine and undercounter freestanding fridge. A sink and drainer with a window above completes this functional space.

The apartment features two bedrooms, with the first being a generous double room that benefits from fitted wardrobes and a window overlooking the rear. The second bedroom is a good-sized single, also with carpeted flooring and a rear-facing window, making it ideal for guests or as a home office. The family bathroom with tiled walls and laminate flooring features a bath with shower above, wash hand basin, and w/c, ensuring all your needs are met.

Externally, the property offers allocated parking for your convenience, along with some communal gardens to the front, providing a pleasant outdoor space to enjoy. This apartment is a wonderful opportunity for anyone looking to settle in a vibrant community with all the necessary amenities close at hand.



Fixtures & fittings 2 Bedroom Top Floor Flat, Ideal For Buy To Let Investors, First Time Buyers, Downsizers & Young Professionals Alike.	Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.
Rating authority Borough Council Tax Band B	Tenure Leasehold