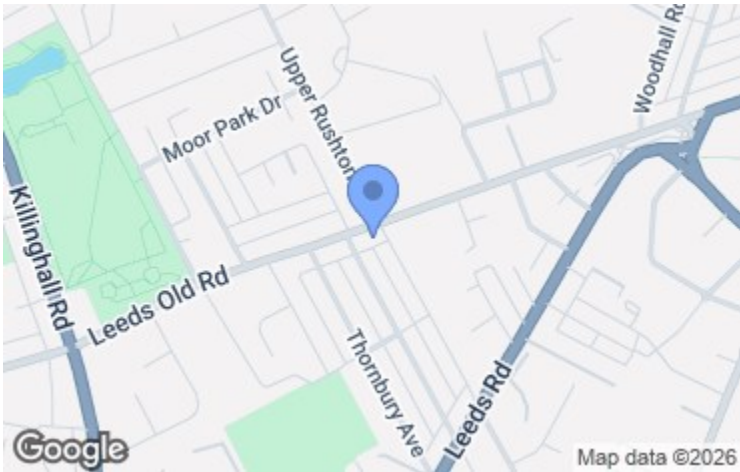




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Viewing arrangements

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

Directions

See Mapping.



Leeds Old Road, Bradford, BD3 8JF
Offers In The Region Of £130,000

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.



Leeds Old Road, Bradford, BD3 8JF

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**** Four Double Bedrooms ** Accommodation Over Three Floors ** Two Reception Rooms ** No Onwards Chain ** Ideal First Home Or Investment ** D/Glazed & C/Heated **** Nestled on Leeds Old Road in Bradford, this charming mid-terraced house offers a delightful blend of space and comfort, making it an ideal family home. With four generously sized double bedrooms, this property is perfect for those seeking ample living space.

As you enter through the welcoming front porch, you are greeted by a spacious living room adorned with large bay windows that flood the area with natural light. The room features attractive laminate flooring, creating a warm and inviting atmosphere. Adjacent to the living room is a good-sized dining room, also finished with laminate flooring, which provides a perfect setting for family meals and gatherings. This area boasts double-glazed windows that overlook the rear yard, ensuring a bright and airy feel.

The kitchen is equipped with a variety of wall and base units, along with freestanding appliances, offering practicality and convenience. A rear door provides easy access to the outdoor space, ideal for enjoying the fresh air.

On the first floor, you will find two well-proportioned double bedrooms, both featuring double-glazed windows and central heating, ensuring comfort throughout the seasons. The family bathroom is fully tiled and includes a three-piece suite with a shower over the bath, catering to all your bathing needs.

The second floor hosts two additional large double bedrooms, complete with dormer windows that provide lovely views and ample room for wardrobes. Each bedroom is finished with carpet, adding a touch of warmth and comfort.

Outside, the rear yard offers an open space, perfect for outdoor activities or simply enjoying the sunshine. This property is a fantastic opportunity for those looking for a spacious family home in a convenient location. Don't miss the chance to make this lovely house your new home.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Four Double Bedroom Mid Through Terrace In Popular Area with No Onward Chain.

Rating authority
Borough Council Tax Band B

Services
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Tenure
Freehold