

Ground Floor

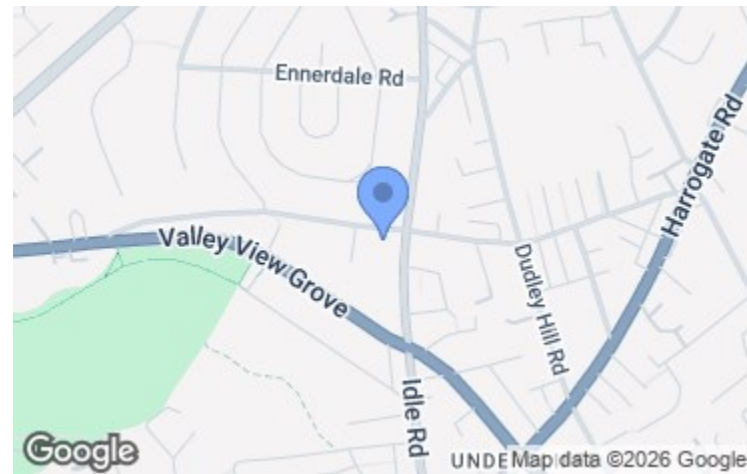
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	70
(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@wwstateagents.com



Directions

See Mapping.



**Lister Lane, Bradford, BD2 4PU
 Offers In The Region Of £85,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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 BEDROOMS ** RECENTLY REDECORATED ** CONVENIENT LOCATION ** NO ONWARD CHAIN ** POTENTIAL BUY TO LET ** IDEAL FIRST TIME BUY ** EXCELLENT TRANSPORT LINKS ** ALLOCATED PARKING ** CLOSE TO LOCAL AMENITIES ** COMMUNAL GARDENS **** This charming ground-floor flat at Peel Court, Lister Lane has recently been redecorated and is presented to the market with no onward chain, making it an ideal choice for first-time buyers and/or buy to let investors alike.

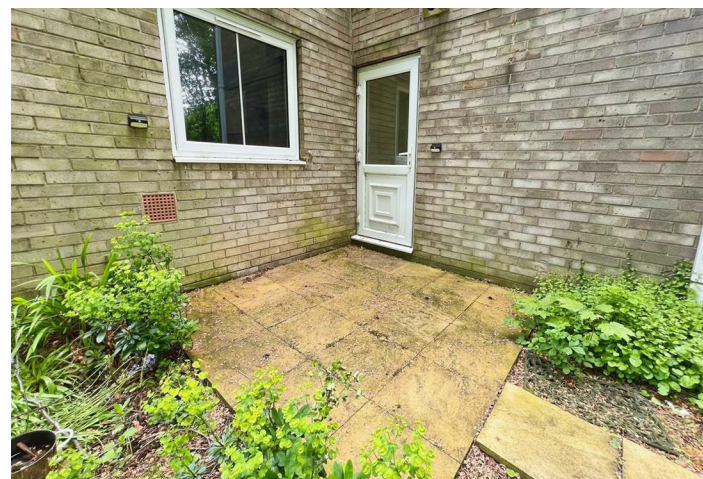
An entrance hall provides space for coats and shoes including a built in storage cupboard, leading to all rooms within. A spacious through lounge diner, is bathed in natural light thanks to the large double-glazed windows that overlook the secluded communal gardens and a patio door leading to a small patio terrace and the communal gardens to rear. The fitted kitchen is equipped with space and plumbing for appliances including undercounter fridge, washing machine and electric cooker, a sink

and drainer and an array of wall and base units.

The flat comprises one generously sized double bedroom and a second single bedroom, providing ample space for a home office. The newly fitted bathroom is part-tiled and features a w/c, wash hand basin, and a double walk-in shower.

The property is equipped with electric heaters, uPVC double glazed windows and has recently been redecorated with neutral modern décor and finished with wood effect laminate flooring. The secure communal door with an intercom system adds an extra layer of safety, while allocated parking and well-maintained communal gardens enhance the overall appeal of this residence.

Conveniently located close to local amenities and excellent transport links, this flat offers both comfort and accessibility. Do not miss the opportunity to make this lovely property your new home.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Two Bedroom Ground Floor Flat Sold With No Onward Chain
Ideal For First Time Buyers & Buy To Let Investors Alike.

Rating authority
Borough Council Tax Band A

Services

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

Tenure
Leasehold