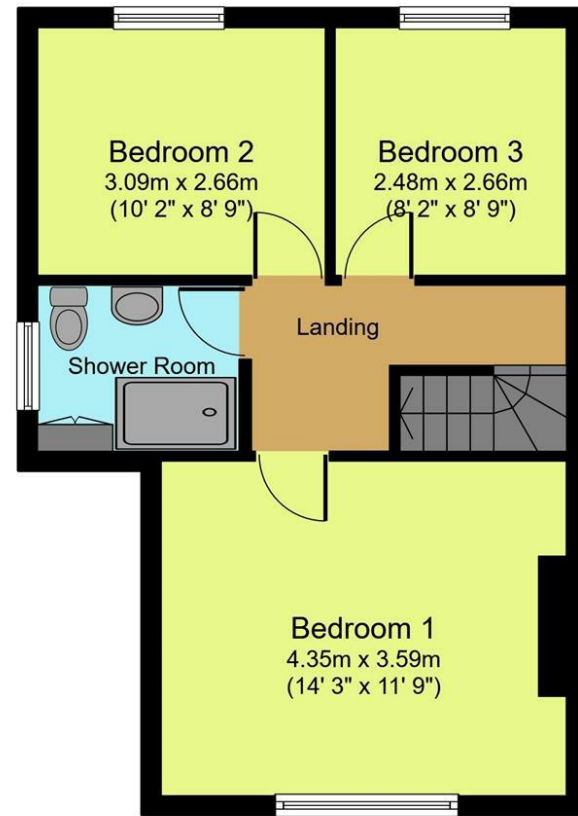


Ground Floor



First Floor

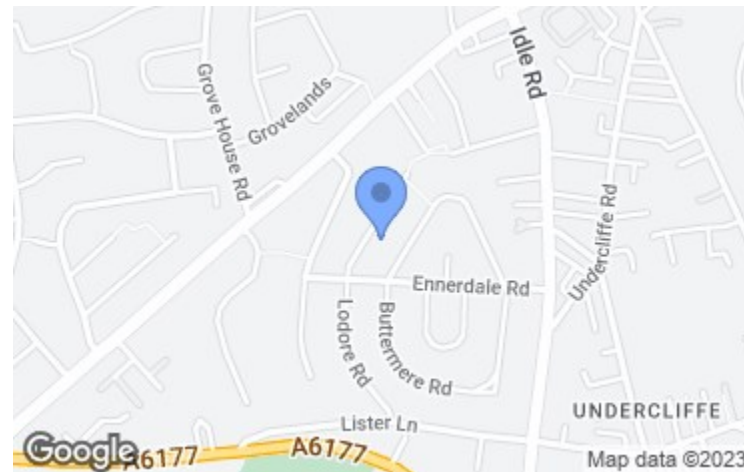
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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



Lodore Road, Bradford, West Yorkshire BD2 4JH
Offers Over £150,000

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.



****LARGER THAN AVERAGE ** 3 BEDROOMS **
2 RECEPTION ROOMS ** SEMI-DETACHED **
QUIET CUL-DE-SAC ** IN NEED OF SOME
MODERNISATION ** CLOSE TO GOOD
SCHOOLS ****

This is your opportunity to buy a larger than average 3 bedroom semi-detached property which has plenty of scope for improvement. Located in a quiet cul-de-sac and near to some good schools this property is sure to appeal to a wide range of buyers, including first time buyers and young families as well as someone looking to add value to a property - book your viewing early as this one is sure to be very popular!

The property briefly comprises:- Entry is through a solid wood door into the entrance hallway which has a feature round window, radiator and is finished with carpet flooring. From here you can access both of the reception rooms as well as the stairs to the first floor landing.

The front sitting room is particularly spacious with a feature bay window which allows plenty of natural light, cornice ceiling surround, radiator and is finished with carpet flooring. The second sitting

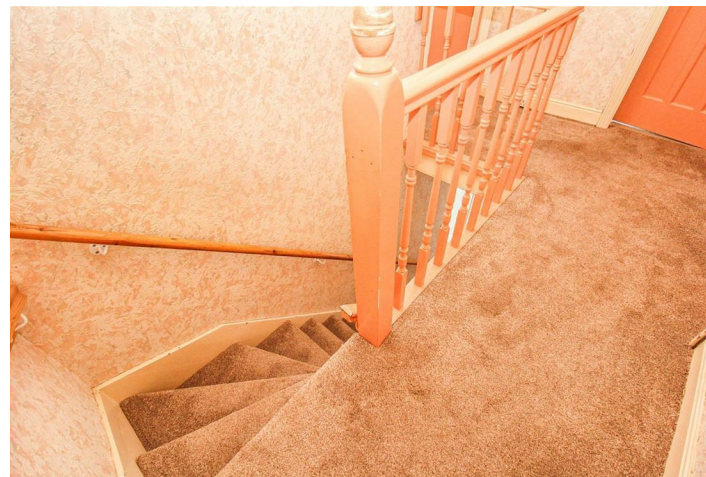
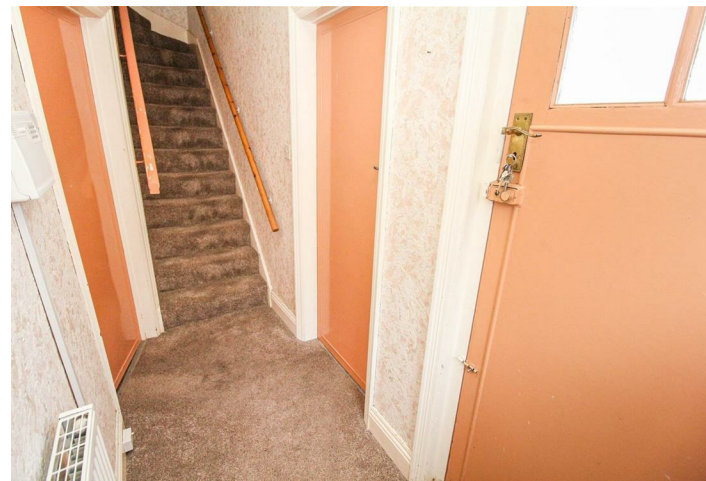
room to the rear has built in cupboards and drawers in one of the alcoves, the under stairs storage cupboard, a serving hatch from the kitchen, a radiator, a large picture window and is finished with laminate flooring.

The kitchen is fitted with a range of wall and base units with light coloured work tops and tiled splash backs. There is a double stainless steel sink with mixer tap, plumbing for a washing machine, space for a cooker & fridge freezer and an exit door to the rear of the property.

Upstairs there are 3 bedrooms, 2 good sized doubles and a generous single, all with radiators, uPVC windows and finished with carpet flooring.

The bathroom is comprises:- double shower cubicle with seat and hand rails, vanity storage, pedestal sink, low flush WC, a chrome ladder towel rail, resin flooring and floor to ceiling wall tiles.

Outside there are gardens to the front and rear and parking is on the street.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is a larger than average 3 bedroom semi-detached property in a quiet street, which does require some modernisation.

Rating authority
Borough Council Tax Band

Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold