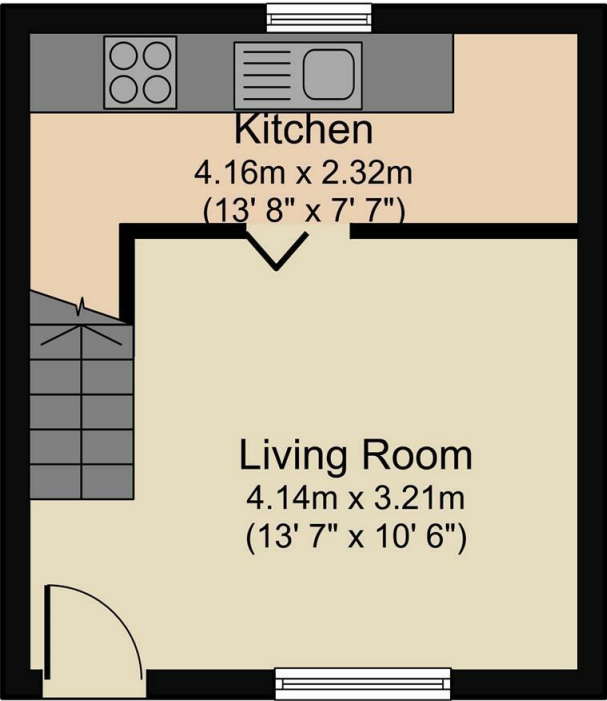
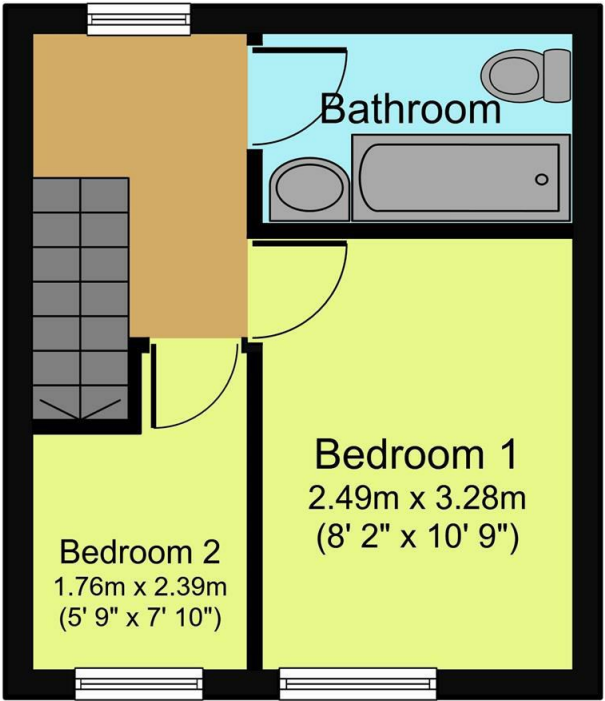


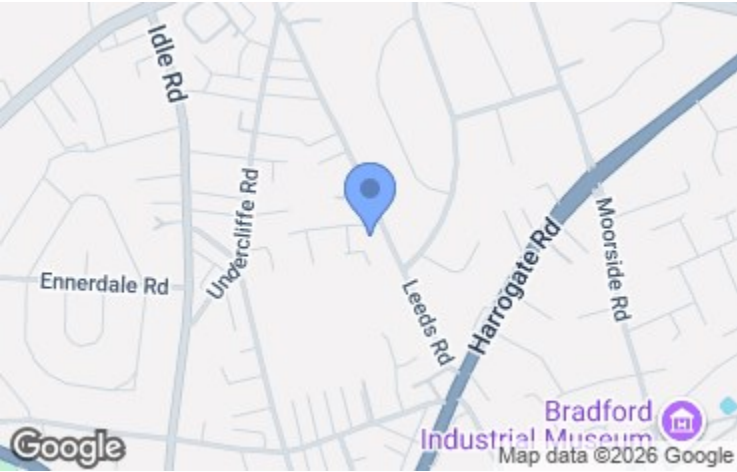
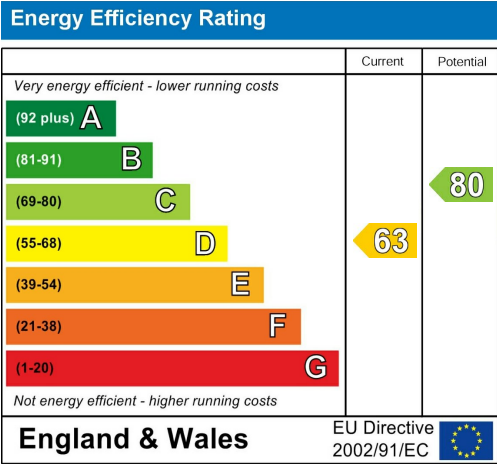


Ground Floor



First Floor

Created using Vision Publisher™



Directions

See Mapping.



Viewing arrangements

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

Leeds Road, Bradford, BD2 3AY
Auction Guide £70,000

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 BEDROOMS ** THROUGH BY LIGHT COTTAGE ** POTENTIAL BUY TO LET INVESTMENT ** GAS C/HEATING & uPVC D/GLAZING ** NO ONWARD CHAIN ** SOLD BY MODERN METHOD OF AUCTION ** STARTING BIDS £70,000 ** BUYERS FEES APPLY **** A cottage style, through by light end terrace house offers a perfect opportunity for first-time buyers and buy-to-let investors alike, sold via the Modern Method Of Auction and offered to the market with no onward chain.

Enter via a uPVC door into a cosy lounge featuring grey carpets and a double-glazed window that allows natural light to flood the space. The room is warmed by gas central heating and provides access to the kitchen, which is situated at the rear of the property. The kitchen is equipped with modern gloss units, offering ample storage, and includes space and plumbing for a washing machine, as well as room for a fridge freezer. The electric oven and gas hob is integrated, a sink and drainer inset, complemented by tiled splashbacks, vinyl

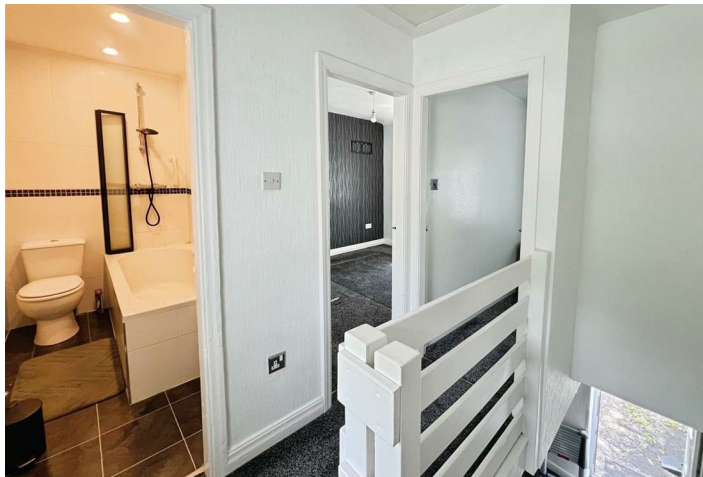
flooring and a double-glazed window to rear.

The first floor landing leads to the main double bedroom, which boasts neutral decor, carpeted flooring, a double-glazed window to front, and gas central heating radiator. The second bedroom is ideal for a home office or a small child, featuring similar carpeted flooring, window to the front and radiator.

The bathroom is fully tiled and features a white three-piece suite, including a bath with a shower over, a wash hand basin with a vanity unit, and a w/c. A heated towel rail and tiled flooring finish the bathroom.

Externally, the property benefits from shared access to the front door with neighbouring homes. This charming cottage is a wonderful opportunity to create a home in a well-connected area, making it a must-see for prospective buyers.

Sold by the Modern Method Of Auction via Advance Property Auction.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two Bedroom Through Buy Light Cottage Sold By Modern Method Of Auction.

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 Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold