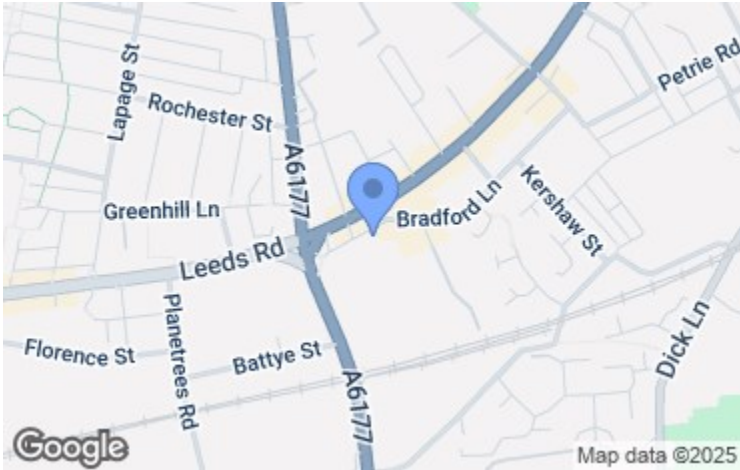


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements

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



Directions

See mapping.



Mortimer Row, Bradford, BD3 8LN
Offers In The Region Of £110,000

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.



REAR EXTENTION ** 2 BEDROOM
THROUGH TERRACE **** 2 RECEPTION
ROOMS ** GRADE II LISTED ** WELL
PRESENTED THROUGHOUT ** PERFECT
HOME FOR FIRST TIME BUYERS **
POTENTIAL BUY TO LET OPPORTUNITY **
PERIOD FEATURES ** QUIET CUL-DE-SAC
**

Access is through a Green glazed composite door into the entrance vestibule with stairs rising to the first floor and door leading to the spacious lounge. The lounge benefits from an original slate surround with inset living flame gas fire, picture window allowing lots of natural light to flow in complemented by neutral décor, beamed ceiling, dado rail, C/Heating and oak laminate floor. Archway leads into the dining room again having laminate floor and timber panelled walls.

The modern fitted kitchen consists of a range of base & wall units in white with complementary work surfaces, ceramic sink with mixer tap & tiled splash backs. Integrated brushed chrome

electric oven, halogen hob with over head extractor hood. Plumbed for a washing machine & space to accommodate a free standing fridge freezer.

The first floor landing with striped carpet leads to a generous double bedroom with fitted wardrobes, gas central heating radiator, front elevation window, and oak laminate floor. Bedroom 2 is a generous size with light painted walls and laminate floor. The house bathroom has a white three piece suite comprising a double curved cubicle shower, hand wash pedestal, w/c and finished with floor to ceiling ceramic tiling and cushion floor.

Externally the property has a private fully paved garden, with outside storage garage, timber boundary.

The property could be available with vacant possession, early internal inspection is highly recommended!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Ideal First Home Or Investment, well Presented &
Ready To Move In.

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

Tenure
Freehold