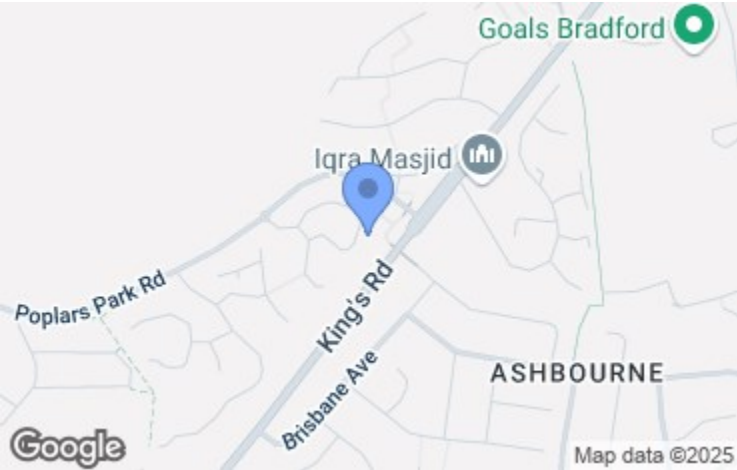




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Viewing arrangements

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

Directions

See Mapping.

Ploughmans Croft, Bradford, West Yorkshire BD2 1LE
Offers In The Region Of £140,000

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.

**** NO ONWARD CHAIN ** IDEAL FIRST TIME BUY ** QUIET CUL-DE-SAC LOCATION ** CLOSE TO WELL-REGARDED SCHOOLS ** OFF-STREET PARKING ** BUY TO LET POTENTIAL ** IDEAL FIRST TIME BUY**** An ideally located two bedroom mid townhouse with no onward chain.

The accommodation briefly comprises: Spacious lounge with modern surround with inset living flame gas fire, uPVC picture window, panelled internal doors, cornice ceiling, picture rail and finished with light welcoming decor and carpet flooring. The breakfast kitchen consists of a light wood range of base and wall units with complementary work-surfaces, stainless steel sink with mixer taps & tiled splash backs. Integrated oven, gas hob with over head extraction chimney, space for fridge/freezer and plumbed for a washing machine. Glazed uPVC patio doors providing access into the rear patio and garden.

The staircase provides access to the first floor which houses two spacious bedrooms both

finished with light decor and carpet/laminate flooring, Bedroom one has fitted sliding robes. The family bathroom comprises of a three piece suite in white with chrome fittings, over electric shower, hand wash pedestal, push button W.C. and finished contemporary tiling and cushion flooring. Additional airing storage.

Externally the property benefits from a front tarmac off road parking. To the rear is a level enclosed garden with patio area and lawn.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Modern Two Bedroom Townhouse Ideal For First Time Buyers And Buy To let Investors Alike.

Rating authority
Borough Council Tax Band B

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