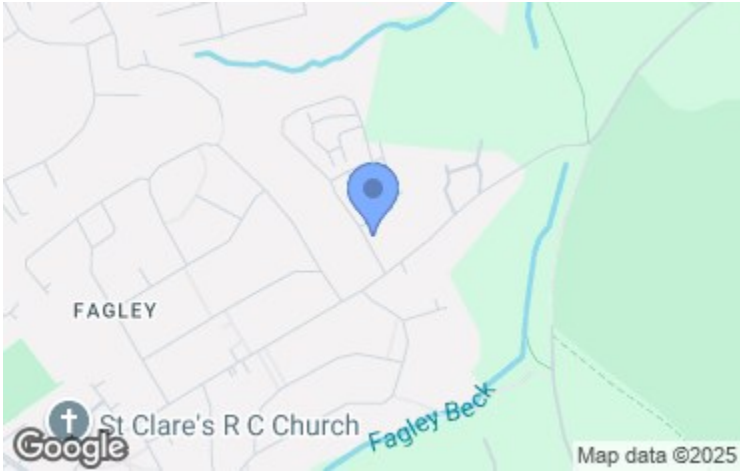




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.

Blackthorne Cl., Bradford, BD2 3EQ
Offers In The Region Of £160,000

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.



Blackthorne Cl,, Bradford, BD2 3EQ

 1  2  1

**** 2 DOUBLE BEDROOMS ** SEMI-DETACHED ** IDEAL FIRST TIME BUY ** POTENTIAL BUY TO LET INVESTMENT ** POPULAR RESIDENTIAL LOCATION ** GENEROUS REAR GARDEN ** EXCELLENT TRANSPORT LINKS ** NO ONWARD CHAIN **** A two-bedroom semi-detached home presents an excellent opportunity for first-time buyers, young professionals, and buy-to-let investors. Offered to the market with no onward chain, this property is ready for you to make it your own.

An entrance hall leads to a convenient downstairs w/c and a spacious lounge. The lounge is neutrally decorated, featuring plush carpeting and a gas central heating radiator. With dual aspect windows, the room is filled with natural light. The lounge also provides access to the modern kitchen, which is equipped with stylish wall and base units, ample work surfaces, space for appliances and an integral electric oven with a gas hob and extractor fan over. The kitchen includes patio doors that open onto the substantial rear garden.

The first floor comprises two generously sized double bedrooms, both benefiting from gas central heating and double-glazed windows. The family bathroom is part-tiled and features a white three-piece suite, including a bath with a shower over, a wash hand basin, and a w/c, and additionally includes gas central heating and double glazed window.

Externally, the property offers a driveway to the side and a generous laid to lawn garden, which is tiered and enclosed by fenced borders, providing potential for extension, subject to planning permission. With its modern amenities, neutral décor, and convenient location, this delightful home is a must-see for anyone looking to settle in a peaceful yet accessible area. Early internal inspections are highly recommended!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

A Two Bedroom Semi-Detached Home With Generous Garden, Off-Street Parking And Offered To The Market With No Onward Chain.

Rating authority
Borough Council Tax Band B

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