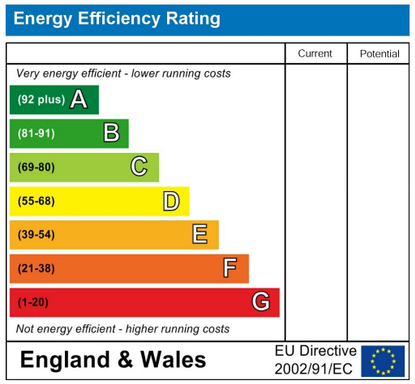

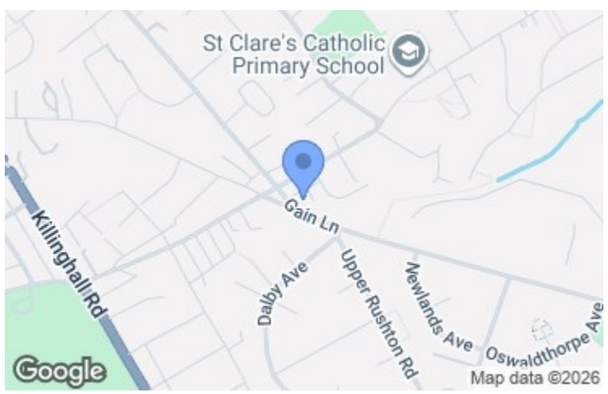

Viewing arrangements

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

Directions

See Mapping.

Gain Lane., Bradford, BD2 3LW
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.

Gain Lane., Bradford, BD2 3LW

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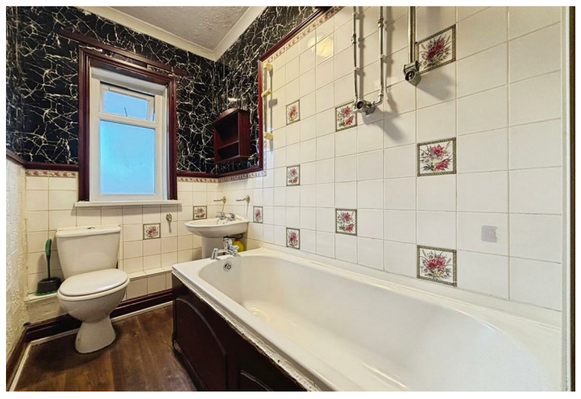
** 3/4 BEDROOMS ** THROUGH TERRACE ** ACCOMMODATION OVER 3 FLOORS ** NO ONWARD CHAIN ** NEW FLOORING, DOORS AND DECOR ** IDEAL FIRST TIME BUYER ** POTENTIAL BUY TO LET INVESTMENT ** A mid-terrace house on Gain Lane offers a wonderful opportunity for both first-time buyers and families alike. With no onward chain, this property is ready for you to make it your own.

Spanning three floors, the ground floor welcomes you with an entrance vestibule leading into a spacious lounge, including laminate flooring and a double-glazed bay window that fills the room with natural light. The lounge seamlessly connects to a newly fitted dining kitchen, which boasts modern gloss wall and base units, ample space for appliances, and a generous dining area perfect for family gatherings. A double-glazed window at the rear, and there is convenient access to the basement for additional storage.

The first floor landing leads to the main double bedroom, a second double bedroom both fitted with gas central heating, laminate flooring and double glazing, and a family bathroom including bath with shower over, wash hand basin and low level flush w/c. The second floor features an occasional bedroom that can serve various purposes, leading to a third double bedroom with a dormer window, laminate flooring and gas central heating. Additionally, there is access to a w/c for added practicality.

Externally, the property boasts a low-maintenance yard at the front, while the enclosed rear yard is spacious enough to be utilised as off-street parking.

Situated close to an array of local amenities, with excellent transport links and well-regarded schools, this property is ideal for first time buyers, young families and buy to let investors.



Train
your text here

Primary School
your text here

Secondary School
your text here

Fixtures & fittings

A Three/Four Bedroom Mid Through Terrace Situated In Popular Residential Location, Ideal for Young Families & Buy To Let Investors.

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