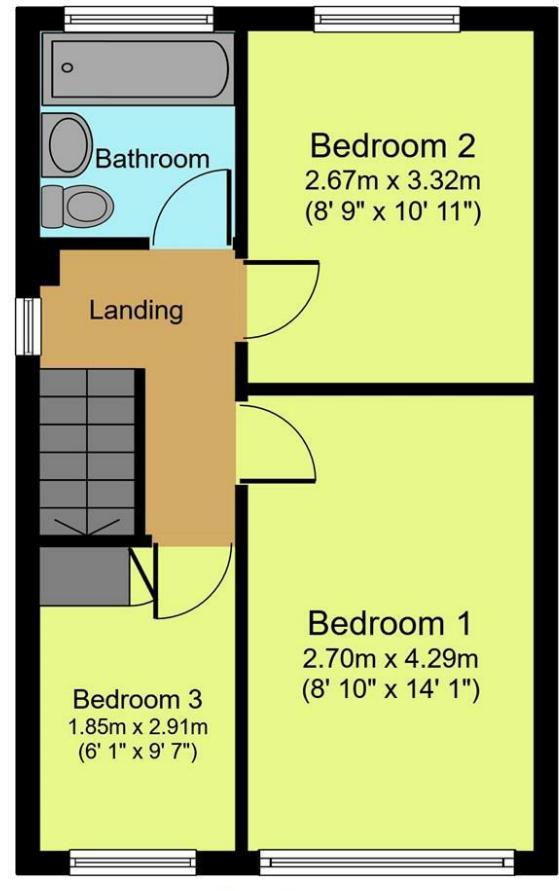


Ground Floor



First Floor

Created using Vision Publisher™

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(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



**Plumpton Close, Bradford, BD2 1NJ**  
**Auction Guide £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.



\*\* FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION \*\* STARTING BIDS £140,000 \*\* FEES APPLY \*\* SEMI DETACHED \*\* 3 BEDROOMS \*\* SOUGHT AFTER LOCATION \*\* QUIET CUL-DE-SAC \*\* CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES \*\* NO CHAIN \*\* REQUIRES MODERNISATION \*\*

Three bedroom semi-detached property in a much sought after location, which is sure to attract interest from a wide variety of buyers. So if you are looking for a family home, Investment then please **BOOK YOUR VIEWING EARLY TO AVOID DISAPPOINTMENT!!**

The property briefly comprises:- Access is through a PVCu door into the entrance hallway. Access both the living area and kitchen as well as the stairs to the first floor landing.

The open plan living room is particularly bright and airy with a picture window to the front and rear allowing lots of natural light. There is a

feature fire place with inset electric fire, coved ceiling and carpet flooring. The Dining area has light décor with Oak laminate floor.

The kitchen is fitted with a range of painted wall and base units in off white with contrasting worktops, stainless steel sink with mixer tap and splash back tiling. There is an integrated oven, gas hob with extraction hood. Space for F/Freezer, plumbing for a washing machine and there's also a useful pantry and rear door. The room is finished with ceiling spots and Oak flooring.

On the first floor you will find 3 bedrooms, two of which are doubles as well as a generous third and the family bathroom. The bathroom comprises:- A three piece suite in white including panelled bath with shower over, Vanity sink unit with concealed system W.C. part tiled walls and chrome fittings.

Outside to the front is a garden laid to lawn and a tarmac drive leading to a detached garage. To the rear is a paved private garden with timber fencing.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

This is a 3 bedroom semi detached property in a sought after location which does require modernisation.

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