



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(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.

Westminster Terrace, Bradford, BD3 oHG
Offers In The Region Of £125,000

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.

**** 3 DOUBLE BEDROOMS ** DECEPTIVELY SPACIOUS FAMILY HOME ** PERFECT FIRST TIME BUY ** POTENTIAL BUY TO LET INVESTMENT ** WELL-MAINTAINED THROUGHOUT ** POPULAR RESIDENTIAL LOCATION ** uPVC D/GLAZING & GAS C/HEATING **** This charming three-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and buy to let investors alike.

The ground floor briefly comprises of a uPVC door that leads into a spacious lounge, featuring a cosy gas fire and a tasteful mantle, complemented by laminate flooring and a window that invites natural light. At the rear, the breakfast kitchen is well-equipped with ample wall and base units, providing plenty of storage. It includes space and plumbing for a fridge freezer and washing machine, along with an integral electric oven and induction hob. The kitchen is adorned with tiled splashbacks and offers direct access to the rear garden, as well as a convenient entry to the basement cellar.

On the first floor, you will find two generously sized double bedrooms, both carpeted and decorated in neutral tones, ensuring a warm and inviting atmosphere. The family bathroom is modern and fully tiled, featuring a three-piece suite with a bath, shower over, w/c, and a wash hand basin with a vanity unit under.

The property also includes a delightful attic bedroom, complete with a dormer window that provides ample light, carpeted flooring, double glazing, and a radiator for comfort.

Externally, the front of the house features a well-maintained lawn with gated access, artificial grass, and a patio area, all bordered by a charming wall. The rear garden is equally appealing, with an artificial lawn and secure fenced and walled borders, perfect for outdoor relaxation or entertaining.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three Bedroom Through Mid Terrace Ideal For First Time Buyers & Buy To Let Investors Alike.

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 Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold