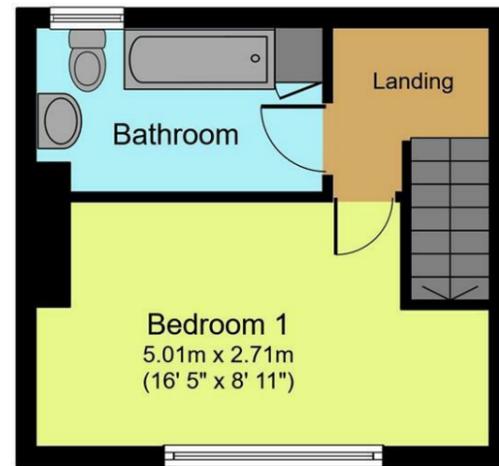


Ground Floor



First Floor

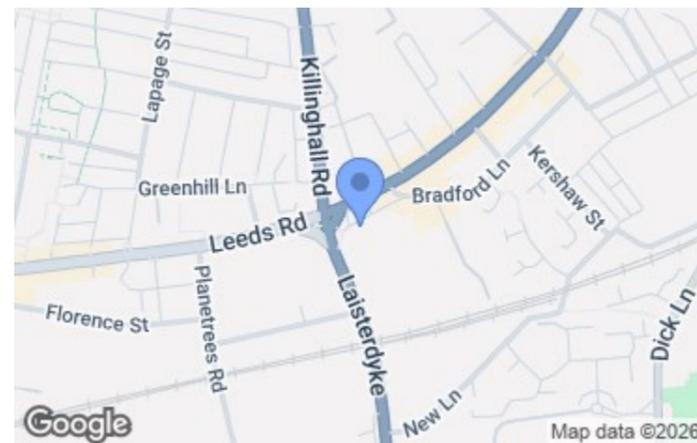
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>57</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Viewing arrangements**

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



**Directions**

See Mapping.



**Mortimer Row, Bradford, BD3 8LN**  
**Auction Guide £60,000**

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.



Mortimer Row, Bradford, BD3 8LN



**\*\* STONE THROUGH COTTAGE \*\* DINING KITCHEN EXTENSION \*\* 1 BEDROOM, POTENTIAL FOR 2 BEDROOMS \*\* SOLD BY MODERN METHOD OF AUCTION \*\* POTENTIAL BUY TO LET OPPORTUNITY \*\* STARTING BID £60,000 \*\* BUYERS FEES APPLY \*\* NO ONWARD CHAIN \*\***

This one bedroom cottage offers superb potential having already been extended to the rear to create a modern open plan living diner, and a large enough bedroom for further conversion into a 2 bedroom property. Situated close to local amenities, having excellent transport links into Leeds & Bradford, a large well-maintained garden and a ready to move in feel, this property is perfect for buy to let investors, those looking to downsize and/or young professionals alike!

Access is through a composite door into the entrance vestibule with stairs rising to the first floor and door leading to the spacious lounge. The lounge benefits from a feature gas fire place with inset, picture window allowing lots of

natural light to flow in complemented by neutral décor & beamed ceiling.

The modern fitted dining kitchen consists of a range of base & wall units in light wood effect with complementary work surfaces, ceramic sink with mixer tap & tiled splash backs. Integrated electric oven & hob with over head extractor hood. Plumbed for a washing machine & space to accommodate a free standing fridge freezer. With uPVC door leading to the garden.

The first floor landing leads to a generous double bedroom with gas central heating radiator and window to front. Potential to convert into 2 bedrooms as other properties have done on the same street. A large bathroom with a white three piece suite comprising a bath with shower over, w/c and wash hand basin completes the first floor.

Externally, the property shares gated entrance to the side leading to a low maintenance garden allowing ample private outdoor space.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

<p><b>Fixtures &amp; fittings</b> One Bedroom Through Mid terrace Cottage Ideal For First Time Buyers Or Buy To Let Investors Alike.</p> <p><b>Rating authority</b> Borough Council Tax Band A</p>	<p><b>Services</b> INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p><b>Tenure</b> Freehold</p>
--	---