

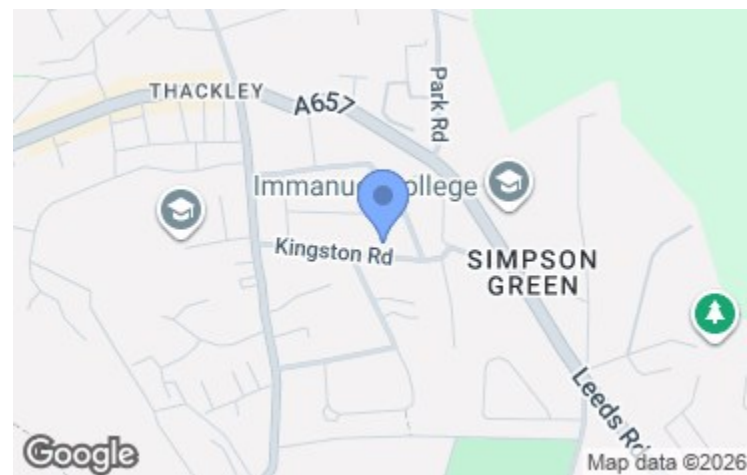
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

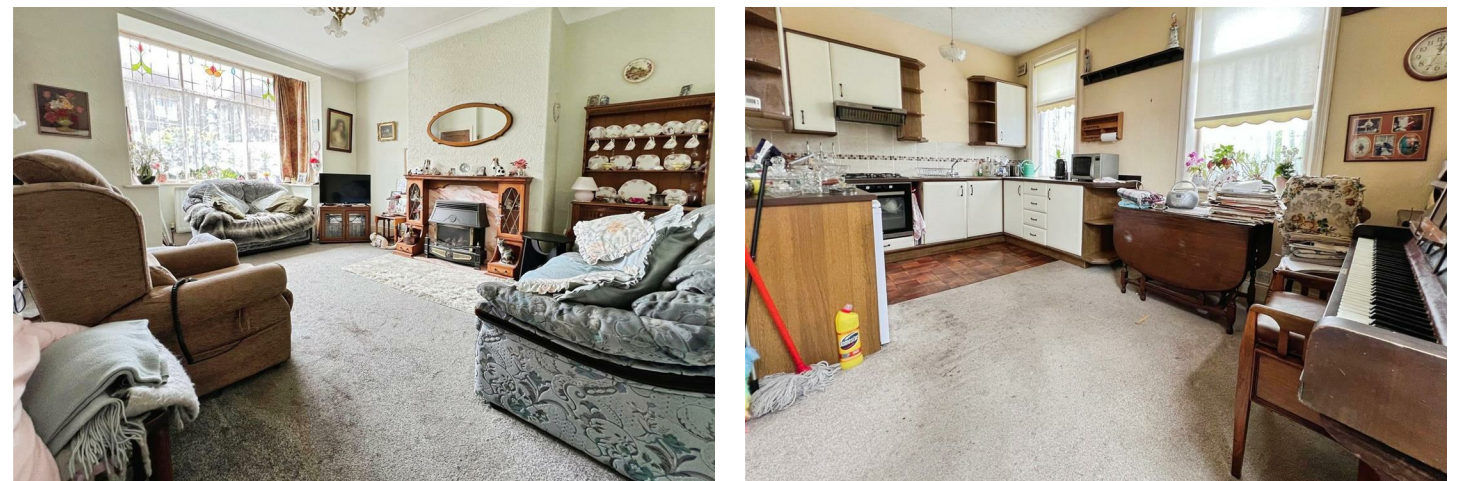
Viewing arrangements

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



Directions

See Mapping.



Kingston Road, Bradford, BD10 8PD
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.



**** 2 DOUBLE BEDROOMS ** SEMI-DETACHED HOME ** IN NEED OF MODERNISATION ** SUPERB POTENTIAL ** SOLD BY MODERN METHOD OF AUCTION ** STARTING BID £140,000 ** BUYERS FEES APPLY ** NO ONWARD CHAIN **** A semi-detached house presents an excellent opportunity for those looking to invest in a property with great potential. With two spacious double bedrooms and a well-proportioned layout, this home is ideal for a project.

Upon entering, you are greeted by an entrance vestibule that leads to a comfortable lounge, featuring a large front window that fills the space with natural light. The lounge is equipped with a gas fireplace, a radiator, carpeted flooring and offers easy access to the dining kitchen. The kitchen, located at the rear of the property, is fitted with both wall and base units, providing ample storage. It also boasts space and plumbing for appliances, as well as enough room for a dining table, making it perfect for family meals or entertaining guests. A built-in

pantry adds to the practicality of this space with a door to the side giving access to the garden.

The first floor hosts two generous double bedrooms. The main bedroom benefits from a window overlooking the front, built-in storage over the bulkhead, and vinyl flooring, while the second bedroom offers a view of the rear garden and is carpeted for comfort, both with gas central heating. The bathroom is equipped with a four-piece suite, including a corner bath, shower cubicle, wash hand basin, and w/c.

Externally, the property boasts off-street parking at the front with a small outbuilding for storage. The well-maintained garden features a lawn and flowerbeds, providing a lovely outdoor space. Steps lead down to a rear garden, which is adorned with mature shrubs and offers access to a cellar beneath the house.

This property is sold by the modern method of auction with no onward chain, making it an attractive prospect for those looking to invest in a home that they can truly make their own.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Two Bedroom Semi-Detached Home In Need Of Refurbishment, Sold With No Onward Chain Via The Modern Method Of Auction.

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

Tenure
Freehold