

TOTAL APPROX. FLOOR AREA 548 SQ.FT. (50.9 SQ.M.)

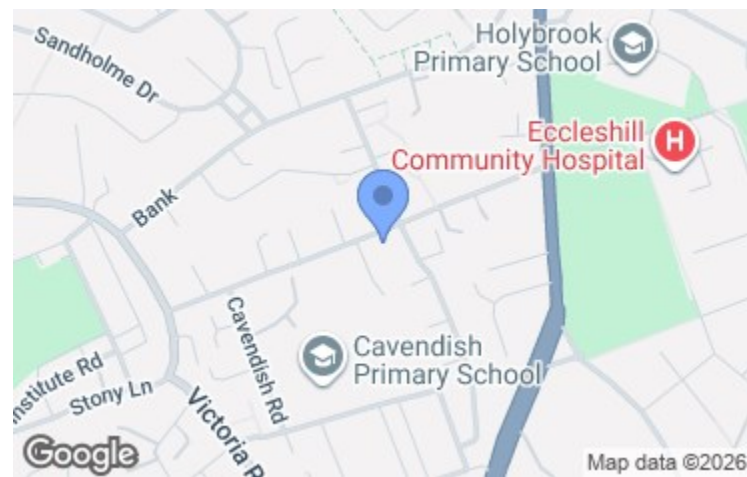
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		40	
(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@wwstateagents.com



Directions

See Mapping.



Park Road, Bradford, BD10 8AW
Offers Over £50,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.



**** TOP FLOOR APARTMENT ** WELL PRESENTED ** IDEAL FOR FIRST TIME BUYERS AND BUY TO LET LANDLORDS WITH RENTAL INCOME OF AROUND £550 ** DOUBLE BEDROOM ** NO ONWARD CHAIN ** MODERN KITCHEN & BATHROOM ** COMMUNAL GARDENS ** CLOSE TO LOCAL AMENITIES ** HALLWAY STORAGE CUPBOARD ** ALLOCATED PARKING ** This is a very well presented top floor apartment with a modern kitchen & bathroom which is likely to appeal to first time buyers and buy to let landlords.**

The property briefly comprises:- access if through a communal door via the intercom system connected to the property. Stairs rise to the top floor landing where you will find the entrance to the apartment. Inside, the spacious hallway gives access to all of the rooms including a large storage room.

The kitchen is fitted with a range of wall and base units in Beech with contrasting wood effect work tops and complementary splash back

tiling. There is an integrated oven, electric hob with extractor over, stainless steel sink with mixer tap, plumbing for a washing machine, space for a fridge/freezer and finished with laminate flooring.

The open lounge is neutrally decorated with patterned wall covering, chrome and glass light fittings, electric fire surround and dual double glazed windows with fitted blinds adding plenty of natural light. The double bedroom offers patterned wall covering with double glazed window and with fitted blinds. Adjacent is a very useful storage cupboard offering wardrobe/dressing room space.

The bathroom fully wall tiled with a white three piece bathroom suite and comprises panelled bath with fitted electric shower unit and glass shower screen. Complete with modern pedestal washbasin, push button WC, circular wall mirror and wood effect vinyl flooring.

ELECTRIC WALL HEATERS & NEUTRAL DECOR THROUGHOUT.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings This is a well presented 1 bedroom first floor flat, likely to appeal to first time buyers and buy to let landlords.</p> <p>Rating authority Borough Council Tax Band</p>	<p>Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Home Wallace Financial Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p>Tenure Leasehold</p>
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