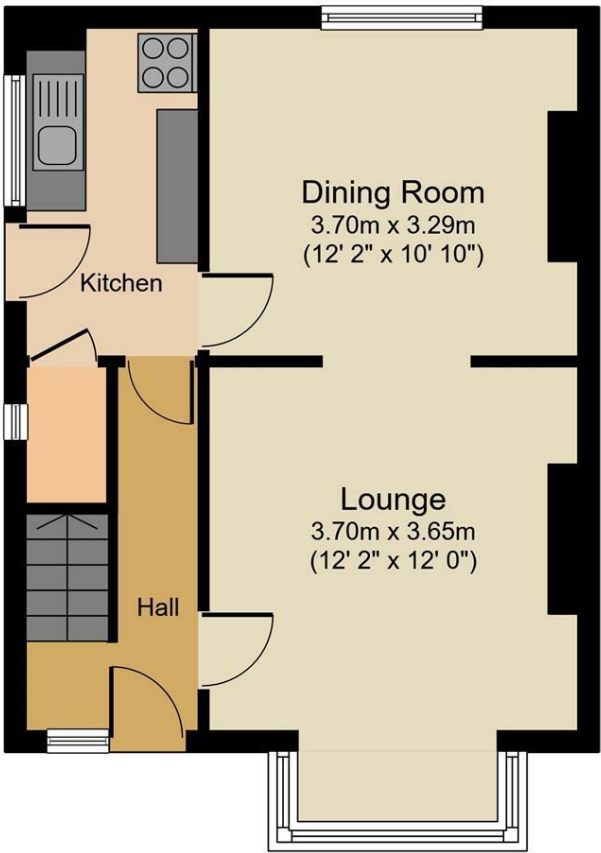
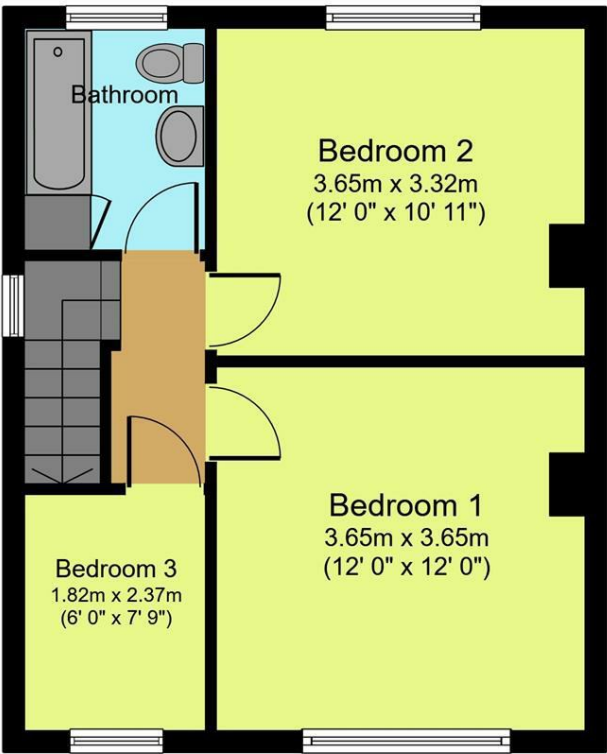




Ground Floor

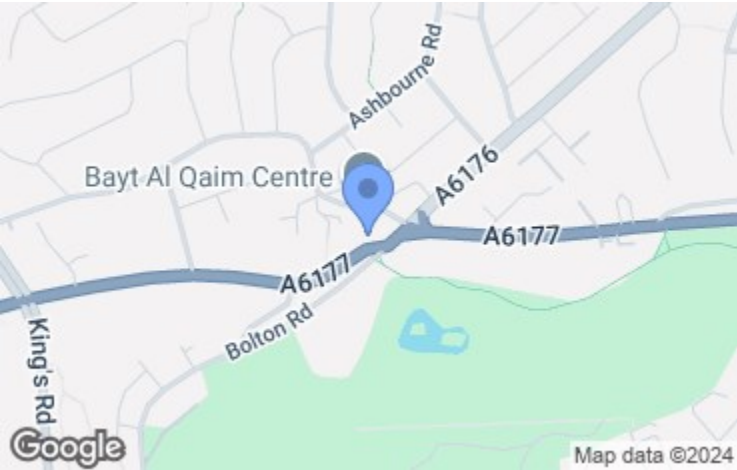


First Floor

Created using Vision Publisher™



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



Directions

See mapping.



Viewing arrangements

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

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.

Queens Road, Bradford, BD2 4BT
Auction Guide £105,000



**** FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION ** STARTING BIDS £105,000 ** FEES APPLY ** SEMI DETACHED ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** ENCLOSED REAR GARDEN ** NO ONWARD CHAIN ** CLOSE TO GOOD SCHOOLS ** CLOSE TO AMENTIES **** Set In a sought after location, this will make someone a lovely family home.

The property briefly comprises:- Access through original hardwood door with stain glass leaded windows into the entrance hallway, ceiling coving, central heating radiator, carpet flooring & doors leading to the lounge and kitchen. The lounge is particularly bright and airy thanks to the bay window which allows natural light to flow through, gas fire sat on tiled hearth and surround, cornice ceiling, wall lights, C/H radiator & carpet flooring. An archway leads into the 2nd reception room with papered walls, gas fire sat on a tiled hearth and fire surround, timber window, wall lights, C/H radiator, door leading to the kitchen & finished with carpet

flooring.

The kitchen features wall & base units, stainless steel sink with mixer tap, tiled splash backs, space for free standing oven, PVCu window to the side elevation, under stairs pantry storage and door leading to the side elevation.

Stairs rise to the first floor landing with timber balustrade and door leading to three bedrooms and bathroom. Bedroom one and two are both good sized doubles and benefit from papered walls, C/H radiator & carpet flooring and the third being an ample single. The bathroom comprises:- panelled bath tub with electric shower over, hand wash pedestal, W.C. partly tiled walls, radiator and finished with carpet flooring.

Outside to the front, there is a concrete driveway offering off road parking & leading to a detached garage, lawn garden with planted boarders, to the rear there is a private garden which is laid to lawn and garden storage.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
A spacious 3 bed semi-detached home which will appeal to a wide range of buyer.

Rating authority
Borough Council Tax Band

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