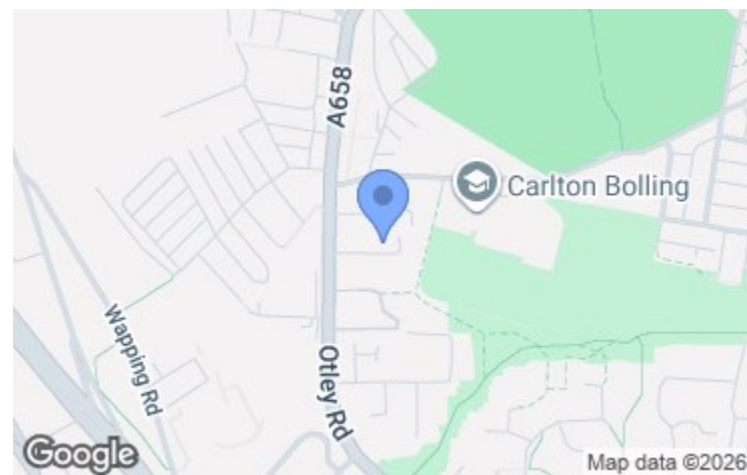




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See Mapping.

**Welham Walk, Bradford, BD3 0DL
 Auction Guide £35,000**

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.



Welham Walk, Bradford, BD3 0DL



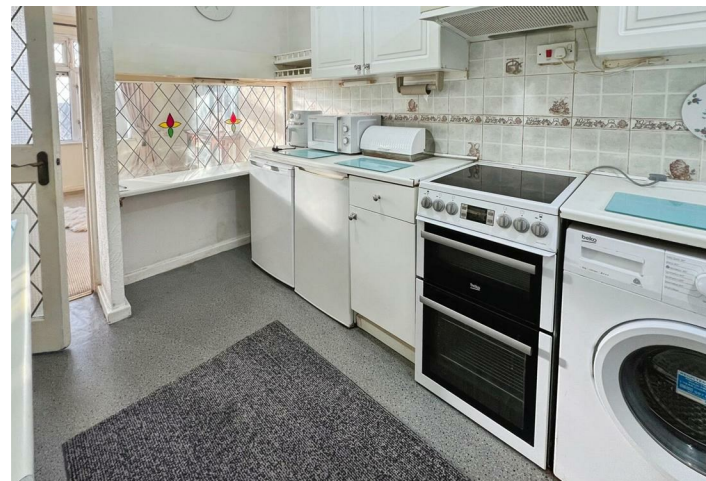
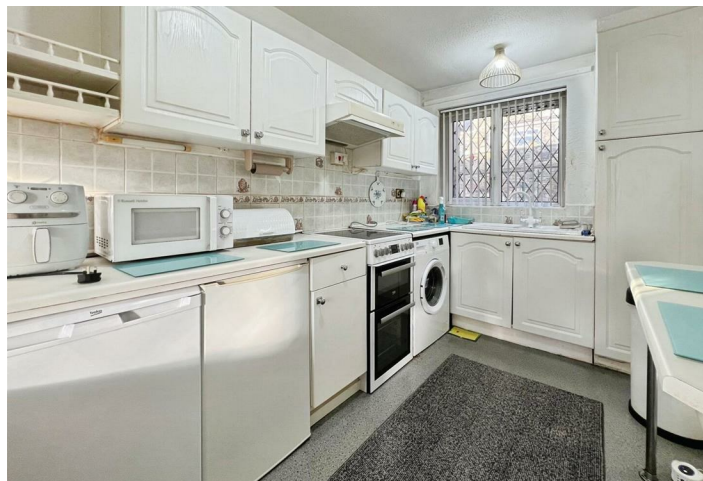
**** 1 BEDROOM APARTMENT ** GROUND FLOOR ** SOLD BY MODERN METHOD OF AUCTION ** AMPLE STORAGE ** COMMUNAL GARDENS ** EXCELLENT INVESTMENT OPPORTUNITY ** STARTING BID £35,000 ** BUYERS FEES APPLY **** A 1 bedroom ground floor apartment offered the market with no onward chain, electric heating and double glazed windows throughout.

Enter through a uPVC door to front into the lounge comprising a double glazed window to front, electric fire with mantle place, carpeted flooring and access to the kitchen and inner hallway. The kitchen is fitted with a range of wall and base units, free standing electric cooker, extractor fan over, space and plumbing for washing machine and fridge freezer, sink and drainer, vinyl flooring, built in storage cupboard and window to rear.

An inner hallway gives access to the main bedroom, a built in store room, and a rear porch with door to rear and further built in storage. The main double bedroom includes a double

glazed window to front, electric heating and built in storage cupboard, wardrobes and drawers.

Externally, the property benefits from gardens to front and rear with communal gardens surrounding. The property sits just outside of Bradford City Centre offering excellent transport links and a large variety of amenities, shops and restaurants on the doorstep.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

One Bedroom Ground Floor Flat With No Onward Chain, An Ideal Buy To Let Investment Sold By Modern Method Of Auction.

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 Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Leasehold