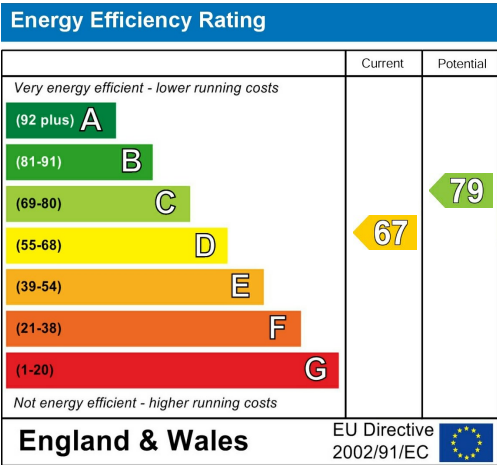




Created using Vision Publisher™



Directions

See Mapping.



Viewing arrangements

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

Harrogate Street, Bradford, BD3 0LE  
£165,000

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.



Harrogate Street, Bradford, BD3 0LE

 2  4  1

**\*\* 4 BEDROOMS \*\* 2 RECEPTION ROOMS \*\*  
ACCOMMODATION OVER 3 FLOORS \*\* IN NEED  
OF SOME COSMETIC IMPROVEMENT \*\* NO  
ONWARD CHAIN \*\*** A mid-terrace house presents  
an excellent opportunity for growing families, first-  
time buyers, and buy-to-let investors. With four  
spacious bedrooms and two reception rooms, this  
property offers ample space for comfortable living.

Upon entering, you are greeted by a welcoming  
ground floor entrance hall that leads to a large  
lounge, featuring a delightful bay window and a  
classic fireplace, carpeted flooring and gas central  
heating. To the rear aspect, a dining room, includes  
a double glazed window to rear, a built-in storage  
cupboard, gas central heating and access to the  
kitchen. The kitchen, off the dining room, is fitted  
with wall and base units, offering plumbing for a gas  
cooker and washing machine, as well as space for a  
fridge freezer. A door leads out to the rear garden.

The first floor hosts a substantial double bedroom,  
enhanced by two double-glazed windows and a  
feature fireplace with carpeted flooring and gas  
central heating. The second bedroom includes a  
built-in wardrobe a double glazed window to rear  
and gas central heating. The family bathroom is

well-appointed with a walk-in shower, wash hand  
basin, and w/c, along with built-in storage for  
added convenience.

The second floor comprises two further bedrooms,  
both featuring Velux windows, neutral decor and  
carpeted flooring with one room also benefiting  
from a built-in wardrobe.

Externally, the property is approached by steps  
leading to the front door, complemented by a small  
mature garden. The enclosed rear garden features a  
small lawn and a patio area, bordered by fencing,  
providing a private space for relaxation and  
outdoor activities.

This property, while in need of some  
modernisation, is brimming with potential and is  
situated within walking distance of Peel Park, with  
excellent transport links making it ideal for first  
time buyers and buy to let investors alike!



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

**Fixtures & fittings**  
Four Bedroom Mature Stone Built Through Terrace Ideal For  
First Time Buyers & Buy To Let Investors Alike.

**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**  
Freehold