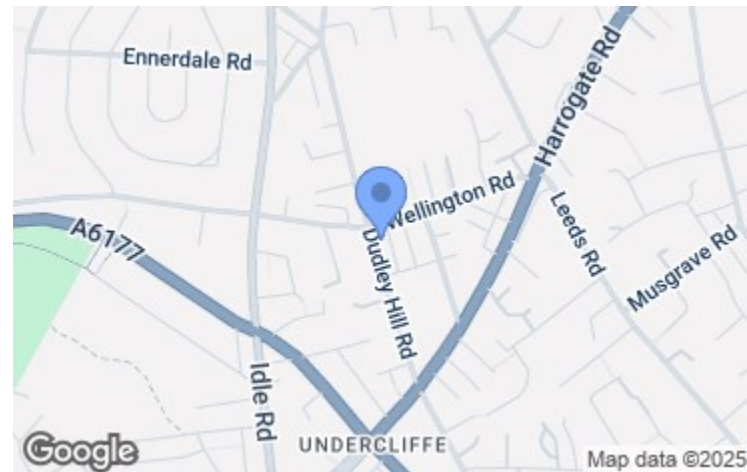




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Viewing arrangements

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

### Directions

See Mapping

**Dudley Hill Road, Bradford, BD2 3AQ**  
**Asking Price £85,000**

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.



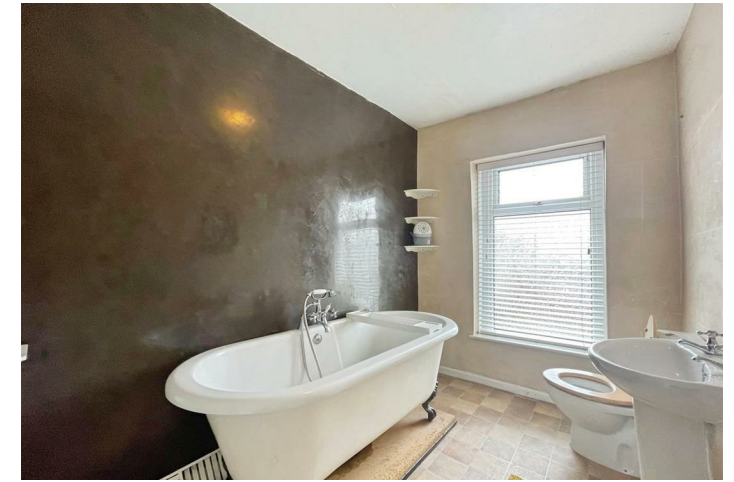
**\*\* MID TERRACE \*\* TWO LARGE DOUBLE BEDROOMS \*\* DECEPTIVELY SPACIOUS \*\* GALLEY KITCHEN \*\* FAMILY BATHROOM \*\* IDEAL FIRST PROPERTY\*\* EXCELLENT TRANSPORT LINKS \*\* CLOSE TO ALL LOCAL AMENITIES \*\* NO ONWARD CHAIN \*\* A deceptively spacious mid back to back terrace, Ideally located two double bedrooms with cellar accommodation, provided a separate kitchen, basement cellar, family bathroom and on street parking.**

Entering the kitchen on the ground floor through a PVCu door to front currently fitted with wall and base units offering space and plumbing for appliances, a free standing gas cooker and PVCu window to above front door with access to the basement cellar.

The Living room on the ground floor through a wooden folding door to main reception room comprising a electric fire, a PVCu double glazed window to front and carpeted flooring giving access to first floor.

The first floor landing leads to a main double bedroom to the front elevation with a double glazed window to front, and a family bathroom comprising a bath, w/c with low level flush and wash hand basin polished plaster finish. Second floor as the second double bedroom with a PVCu double glazed window to front

Externally, the property has a small low maintenance yard to front with gated entry providing a good buffer from the road with black metal railings border.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Ideal Buy To Let Investment Opportunity.

**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