



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

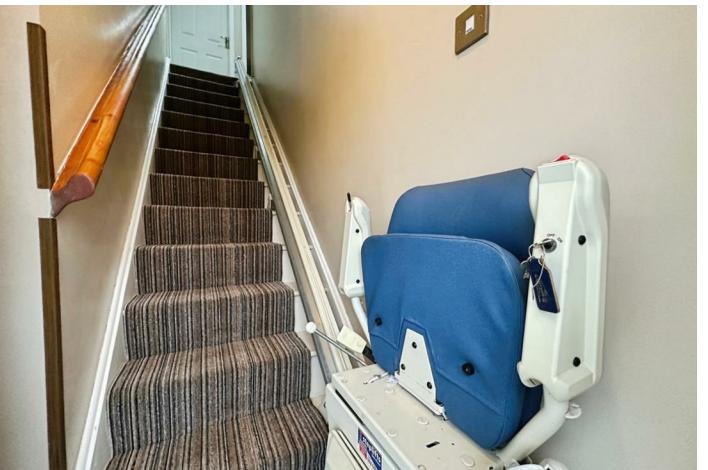


#### Viewing arrangements

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

#### Directions

See Mapping.



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.



**Eccles Court, Bradford, BD2 3BG**  
**Offers In The Region Of £90,000**



2 Double bedrooms \*\* Shower Room \*\* Modern Kitchen \*\* D/Glazed & C/Heated \*\* Private Parking \*\* Close To Amenities \*\* Welcome to this delightful first-floor flat located in Eccles Court, exclusively available for those aged over 55. This modernised two-bedroom apartment offers a comfortable living space perfect for those seeking a serene and convenient lifestyle.

Upon entering, you will find stairs with stair lift to first floor, Inner hall leading to a spacious reception room that picture front elevation window invites natural light to flow, white fire surround with electric log effect fire creating a warm and welcoming atmosphere. The contemporary Oak kitchen, which has brushed stainless steel handles and is equipped with an integrated oven, halogen hob, complemented by an over-extraction chimney. A washer is included, and there is ample space for a fridge freezer, making this kitchen both functional and stylish.

The apartment features two generously sized double bedrooms. The master bedroom is

particularly impressive, complete with fitted wardrobes and a dresser, providing plenty of storage space. Both bedrooms are adorned with soft carpeting and light-painted walls, ensuring a peaceful retreat.

The house bathroom is thoughtfully designed, featuring a double cubicle with a gas power shower, a hand wash pedestal, and a push-button low-level WC. It is finished with elegant ceramic tiled splashbacks and a cushioned floor, adding a touch of luxury to your daily routine.

Additional benefits of this property include full UPVC windows and door, central heating for year-round comfort with new boiler fitted 2 years ago, access to a communal garden. The flat also comes with allocated parking, along with visitor parking for your guests.

This charming apartment is an ideal choice for those looking to downsize without compromising on quality or comfort. Don't miss the opportunity to make this lovely flat your new home!



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Ideal For Downsizers, Fully Modernised & No Chain.

Rating authority  
Borough Council Tax Band A

Services

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Tenure  
Leasehold