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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(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.



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

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.



Harrogate Street, Bradford, BD3 0LE



**** 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

<p>Fixtures & fittings Four Bedroom Mature Stone Built Through Terrace Ideal For First Time Buyers & Buy To Let Investors Alike.</p> <p>Rating authority Borough Council Tax Band A</p>	<p>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.</p> <p>Tenure Freehold</p>
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