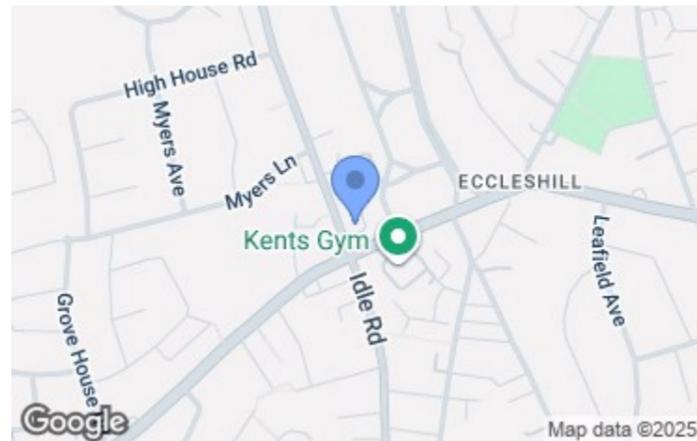




Created using Vision Publisher™



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		70	79
	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See Mapping.



Idle Road, Bradford, BD2 2AL
Offers In The Region Of £200,000

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.



**** 4 BEDROOM ** NO ONWARD CHAIN ** BEAUTIFULLY PRESENTED ** NEW PLUMBING & HEATING ** FULLY RE-SIRED & RE-PLASTERED ** GENEROUS ROOM SIZES ** NEW KITCHEN & BATHROOM ** NO ONWARD CHAIN **** A beautifully refurbished four bedroom mid through terrace brought to the market with no onward chain after undergoing extensive refurbishment throughout.

The ground floor comprises an entrance vestibule with no composite door to front leading into the main lounge featuring Herringbone style laminate flooring, part panelled walls, large DG/window to front leading to the dining kitchen and stairs to the first floor. The dining kitchen offers a generous open space for family and entertaining guests. The newly fitted kitchen is equipped with a range of modern wall and base units with granite work surfaces over, a Rangemaster cooker with extractor hood over, integral fridge freezer, sink bowl and drainer, tiled splashbacks, composite door and double glazed window to rear. The dining space provides space for a family dining table, featuring panelled walls, matching laminate flooring, a DG/window to rear and access to a basement cellar with space and plumbing for

washing machine and tumble dryer.

The first floor landing leads to the main double bedroom with panelled walls, built in wardrobe, and DG/window to front, a generous single bedroom currently used as a dressing room, and a stunning family bathroom fitted with a free standing bath, separate shower cubicle, Victorian style wash hand basin, a high level flush w/c finished with panelled walls, Victorian floor and shower tiles, gas central heating and DG/window to rear.

Stairs to the attic lead to two further attic bedrooms, both generous in size with Velux windows, neutral decor, gas central heating and laminate flooring.

Externally, the property benefits from a yard with decking to the front, an enclosed yard with Indian stone paving and wall surround. A tarmac strip leads to space for parking and detached garage.

A must view!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Fully Refurbished Four Bedroom Through Terrace Situated Within A Popular Residential Location, Offered To The Market With No Onward Chain.

Rating authority
Borough Council Tax Band B

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