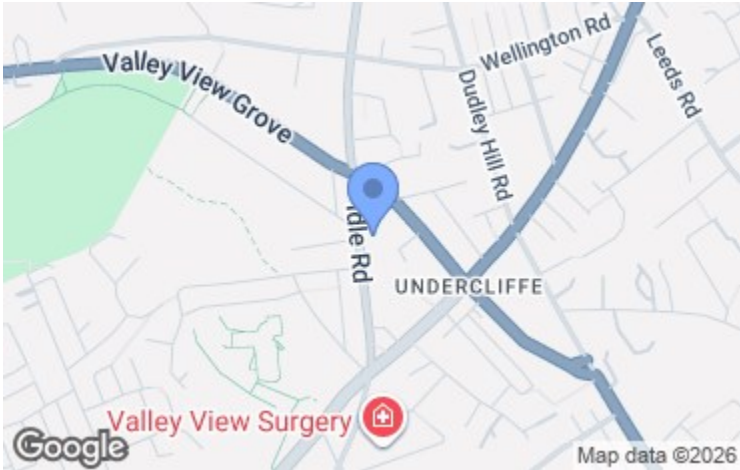




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Idle Road, Bradford, BD2 4PE
Offers In The Region Of £130,000

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.



**** 3 THREE BEDROOM ** BACK TO BACK TERRACE ** NEWLY REFURBISHED ** NO ONWARD CHAIN ** DECEPTIVELY SPACIOUS ** IDEAL FIRST TIME BUYER HOME ** MODERN KITCHEN & BATHROOM ** ENCLOSED YARD **** Located on Idle Road in Bradford, this charming three-bedroom back-to-back terrace house has recently been refurbished throughout and is offered to the market with no onward chain.

Upon entering, you are welcomed into a well-appointed kitchen, featuring an array of wall and base units, along with newly installed electric oven, induction hob and an extractor fan, laminate flooring, window to rear and Skylight. The kitchen opens up into the lounge which comprises gas central heating and laminate flooring, all presented in a neutral decor. A utility cupboard with plumbing for washing machine and space for tumble dryer also leads to a basement, ideal for further storage.

The second floor houses a generous main

double bedroom and a single bedroom ideal for a young child or home office, both fitted with double-glazed windows central heating and laminate flooring. The family bathroom is modern and stylish, equipped with a three-piece suite and a shower over the bath, modern panelled walls, gas central heating and laminate flooring. The third bedroom, located on the second floor, features Velux windows that flood the space with natural light, finished with neutral decor, and laminate flooring.

Outside, the property offers a private outdoor space at the front with low maintenance patio and stone wall borders. This home is perfect for first time buyers, buy to let investors and/or professionals alike, with its modern amenities and thoughtful design, this property is a must-see.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
3 Bedroom Back To Back Terraced Home, Newly Refurbished
Throughout And Offered With No Onward Chain.

Rating authority
Borough Council Tax Band

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