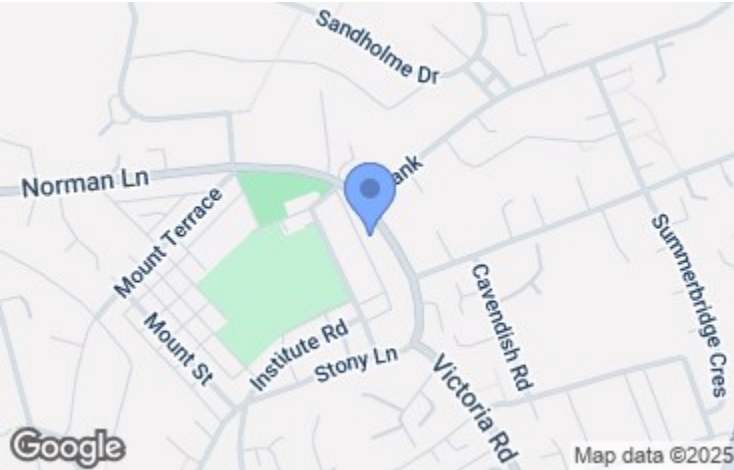


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

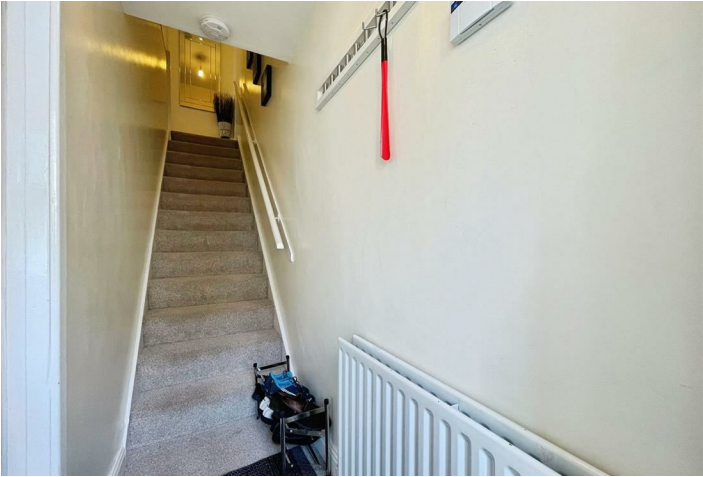
Viewing arrangements

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



Directions

See Mapping.



King Street, Bradford, BD2 2HR
£170,000

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.



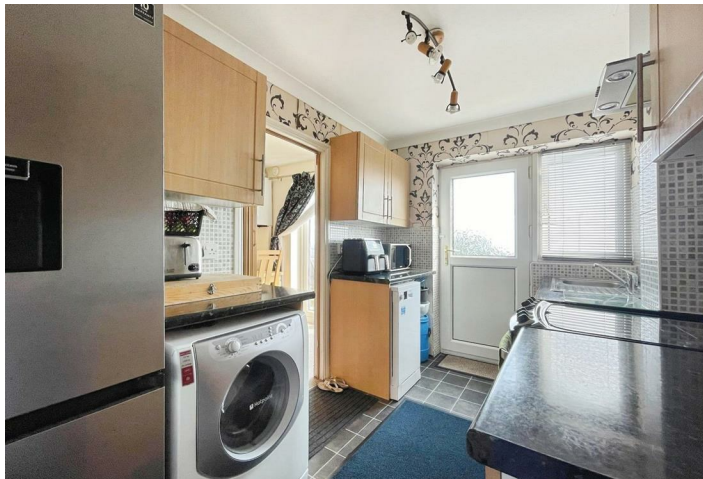
****APPEALING THREE BEDROOM MID-TERRACE ** IDEAL FIRST TIME BUY/ FAMILY HOME ** GENEROUS REAR GARDEN ** CLOSE PROXIMITY TO LOCAL AMENITIES ** LARGE OCCASIONAL ROOM**
** Well presented three bedroom mid-terrace with an large Occasional room & enclosed garden. Handily located for local shops, amenities, bus routes and schools.

Entrance via a UPVC double glazed door leading into the entrance lobby with staircase rising to the first floor landing and a door into the living room. Living room benefiting from a modern feature fireplace housing an gas fire with UPVC double glazed window and central heating radiator. Door into the dining room which includes patio door leading rear of the property and side door leading to the Kitchen. Kitchen comprising of a range of wall and base units with complementary work tops & splash back tiling. Stainless steel sink with mixer tap and drainer, integral gas oven with four ring gas hob and extractor. Space for under counter fridge and freezer with plumbing for a washing

machine. Under stair storage cupboard providing access to the cellar. UPVC double glazed door, window and central heating radiator.

First floor landing doors into the three bedrooms & a family bathroom. With bedroom one UPVC double glazed window to front external a central heating radiator & space for storage. The second & third bedroom UPVC double glazed window & central heating radiator to front & rear external. The family bathroom consists of a three piece suite with chrome fittings, central heating radiator & finished a range of tiling. The Occasional room Spacious room with plenty of head height. Carpeted. Recently decorated after having internal insulation boards installed. Great potential to convert into an official bedroom. (S.T.P.P).

Low maintenance front & rear garden. Partly paved at front with area to the rear boasting amazing views, Perfect for hosting friends & family. Detached garage with parking area directly in front room for multitap cars.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Lovely three bedroom mid terrace property situated in a popular location surrounded by a wealth of amenities & benefiting from generous gardens to the front & rear.

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