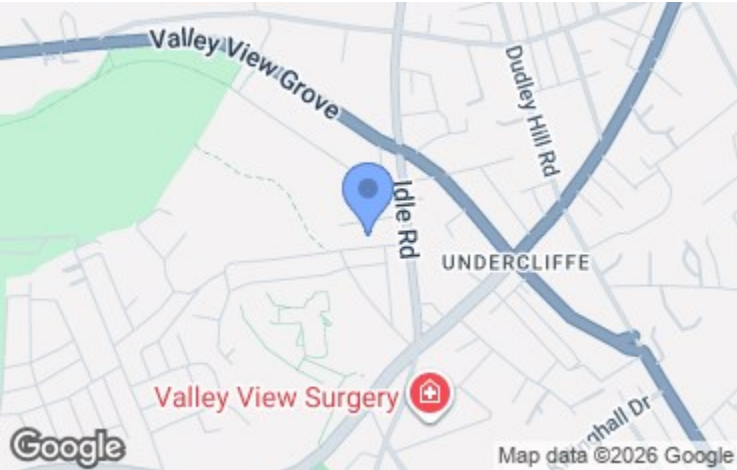




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.



Oxford Road, Bradford, BD2 4PN
Offers In The Region Of £125,000

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.



Oxford Road, Bradford, BD2 4PN

 1  3  1

**** 3 BEDROOMS ** MID-TERRACE BACK TO BACK ** FRONT YARD ** NO ONWARD CHAIN ** uPVC D/GLAZING & GAS C/HEATING ** IDEAL FIRST TIME BUY ** POTENTIAL BUY TO LET INVESTMENT ****
This three-bedroom mid terrace presents an excellent opportunity for those seeking their first home, family home or buy to let property. Offered to the market with no onward chain, recently re-decorated and ready for a new occupier to put their own stamp on it.

PVCu door leads into the spacious lounge have feature timber surround with marble hearth & back, gas fire, light papered walls with cornice ceiling, space for both living and dining, picture windows that allow natural light to flood in. The kitchen is fitted with light oak wall and base units, and comes equipped with an integral electric double oven and gas hob, integral fridge freezer, space for a washing machine, a sink and drainer, tiled splashbacks, access to the basement cellar.

The first floor landing leads to bedroom 1 and a

family bathroom, Bedroom 1 is a good sized double room with fitted storage, a window to front and carpet flooring. The family bathroom is fitted with a double cubicle shower, hand wash pedestal, low level w/c along with a built-in storage cupboard. Second staircase rises to 2 further Dorma bedrooms both ample size, light décor and carpet floor.

The front garden has Yorkshire stone pathway with steps rising to front door, mature planted borders.

The property is ideal for first time buyers and buy to let investors alike with gas central heating, uPVC double glazed windows, close to an array of local amenities and excellent transport links. Early viewing is heavily advised!



Fixtures & fittings
Ideal Investment Or First Home.....

Rating authority
Borough Council Tax Band A

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Financial Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold