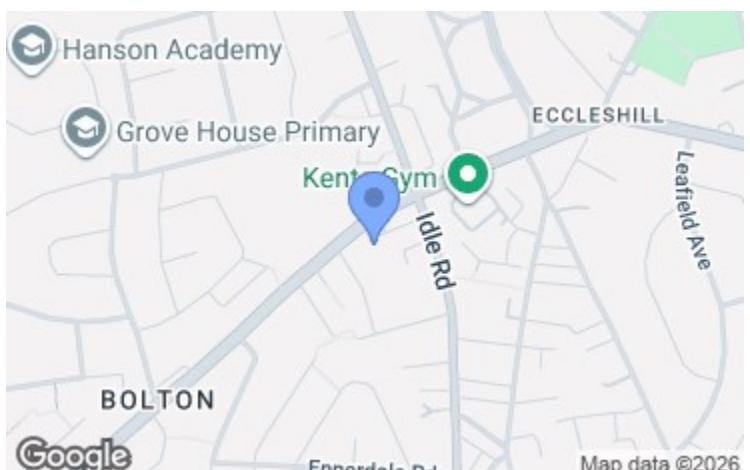




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### Viewing arrangements

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

#### Directions

See Mapping.



## Rhodes Terrace, Bradford, BD2 4LA Offers In The Region Of £160,000

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 DOUBLE BEDROOMS \*\* STONE BUILT END OF TERRACE \*\* PERFECT FIRST TIME BUY \*\* OFF-STREET PARKING \*\* ENCLOSED REAR GARDEN \*\* CONVENIENT LOCATION \*\* MODERN FINISH THROUGHOUT \*\* READY TO MOVE IN FEEL \*\* This stone built end-terrace house presents an excellent opportunity for first-time buyers or young professionals seeking a comfortable and stylish home. The property boasts three spacious double bedrooms, making it ideal for families or those who appreciate extra space.

Upon entering, you are welcomed into a bright breakfast kitchen featuring an array of modern deep blue shaker style wall and base units, an integral electric oven, microwave, gas hob with extractor over, Belfast sink, stone effect vinyl flooring and feature exposed brick wall, a built in breakfast bar and access to a cellar. From the kitchen an inner hallway leads to the lounge featuring a log burner, gas central heating, modern neutral decor and patio doors into a conservatory extension, which offers additional living space including gas central heating.

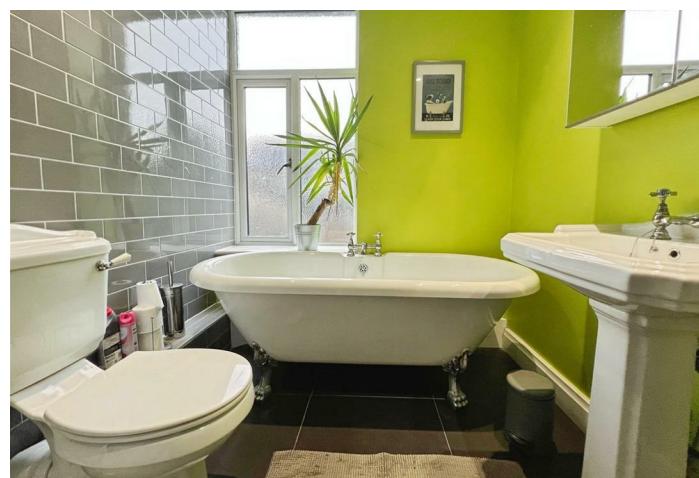
The first floor comprises a well-appointed landing with convenient storage, leading to two generously

sized double bedrooms both with double glazing and gas central heating. The family bathroom is equipped with a four-piece suite that includes a roll-top bath, a separate shower, a W/C, and a wash hand basin, and a radiator with a towel warmer.

The second floor reveals an attic conversion, which serves as the third double bedroom. This space benefits from gas central heating, a Velux window that floods the room with natural light, and under-eaves storage.

Externally, the property offers off-street parking at the front, while the rear garden is enclosed and secluded, featuring a patio area, decking, and mature garden borders, perfect for outdoor entertaining or simply enjoying a summer evenings.

This charming home on Rhodes Terrace is not to be missed, offering a blend of character, comfort, and convenience in a desirable location.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

Immaculate Three Bedroom End Of Terrace With Parking & Enclosed Rear Garden, Ideal Property For First Time Buyers & Young Professionals Alike.

Rating authority  
Borough Council Tax Band A

#### Services

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Tenure  
Freehold