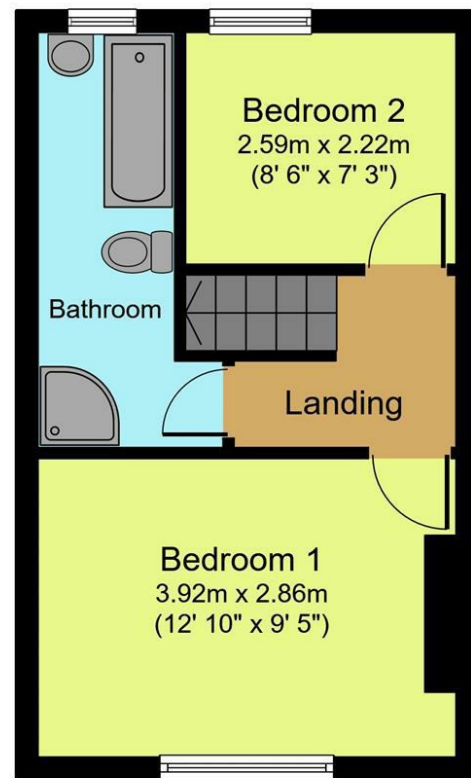


Ground Floor



First Floor

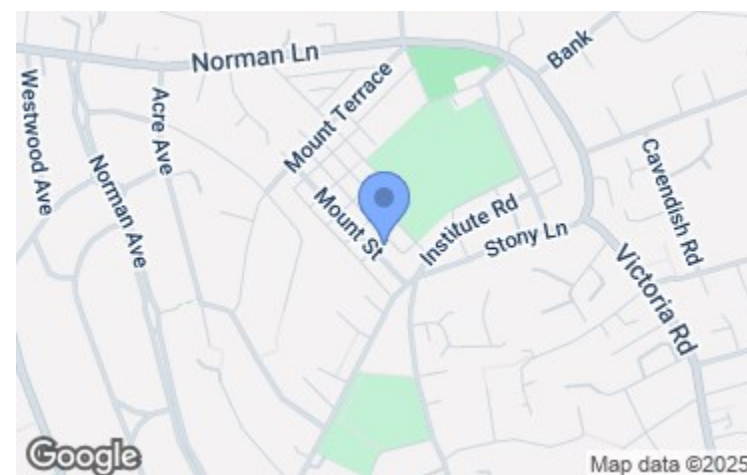
Created using Vision Publisher™



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		EU Directive 2002/91/EC	
		71	82

Viewing arrangements

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



Directions

See Mapping.



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.



**Mount Street, Bradford, BD2 2JH
Offers In The Region Of £125,000**



**** STONE THROUGH TERRACE ** 2 BEDROOMS ** MODERN KITCHEN & BATHROOM ** IDEAL, FIRST HOME OR INVESTMENT ** FRONT & REAR GARDEN ** POPULAR LOCATION **** This lovely stone terrace property offers spacious accommodation situated in the heart of Eccleshill village surrounded by a wealth of amenities & handily positioned for local schools & transport links.

The accommodation briefly comprises: PVCu door with glass panels lead into storm/vestibule, with a secondary door into the spacious living room benefiting from a feature papered chimney breast with a stylish fire surround, picture front elevation window allow the natural light to flow, light decorated walls and fitted grey carpet.

Modern handleless fitted kitchen consisting of a range of base & wall units in matt white with complementary worksurfaces, composite with mixer tap hose & ceramic tiled splash backs. Integrated brushed chrome oven, gas hob with over extraction chimney, Integrated

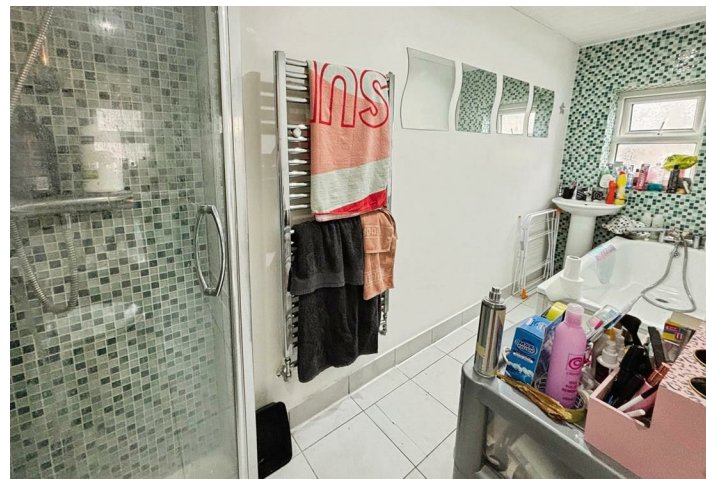
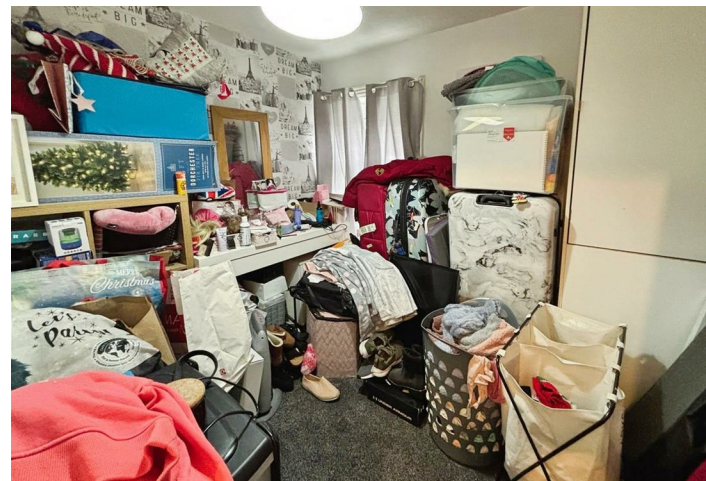
dishwasher, space for fridge/freezer and finished with light painted walls with grey slate cushion flooring. Access to rear private garden and first floor bedrooms.

2 double bedrooms are situated on the first floor alongside the family bathroom both are finished with modern décor and carpet flooring. The house bathroom comprises of a 4 piece suite in white with chrome fittings, bath tub, cubicle shower, hand wash pedestal, low level push button W.C. & finished with chrome towel radiator, stylish mosaic tiling and cushion floor.

Externally the property benefits from an Yorkshire stone wall with timber fencing to the front also has a paved patio with blue slate chippings. To the rear is a private garden with Indian stone patio, stepping stones and a raised level artificial lawn. Finished with Yorkshire stone walling and timber fencing.

Double glazing & gas central heating.

AN IDEAL PURCHASE FOR FIRST TIME BUYERS OR A BUY TO LET INVESTOR!!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Ideal first Home Ready To Move
In.....

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