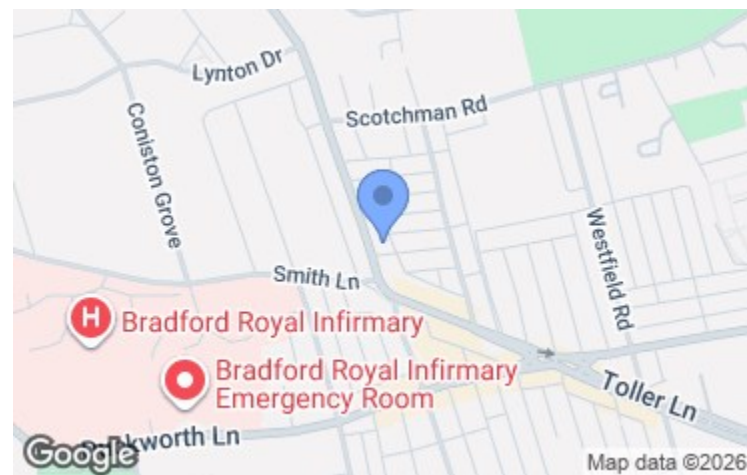




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions



**Toller Lane, Bradford, BD9 5JD
 Auction Guide £170,000**

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.



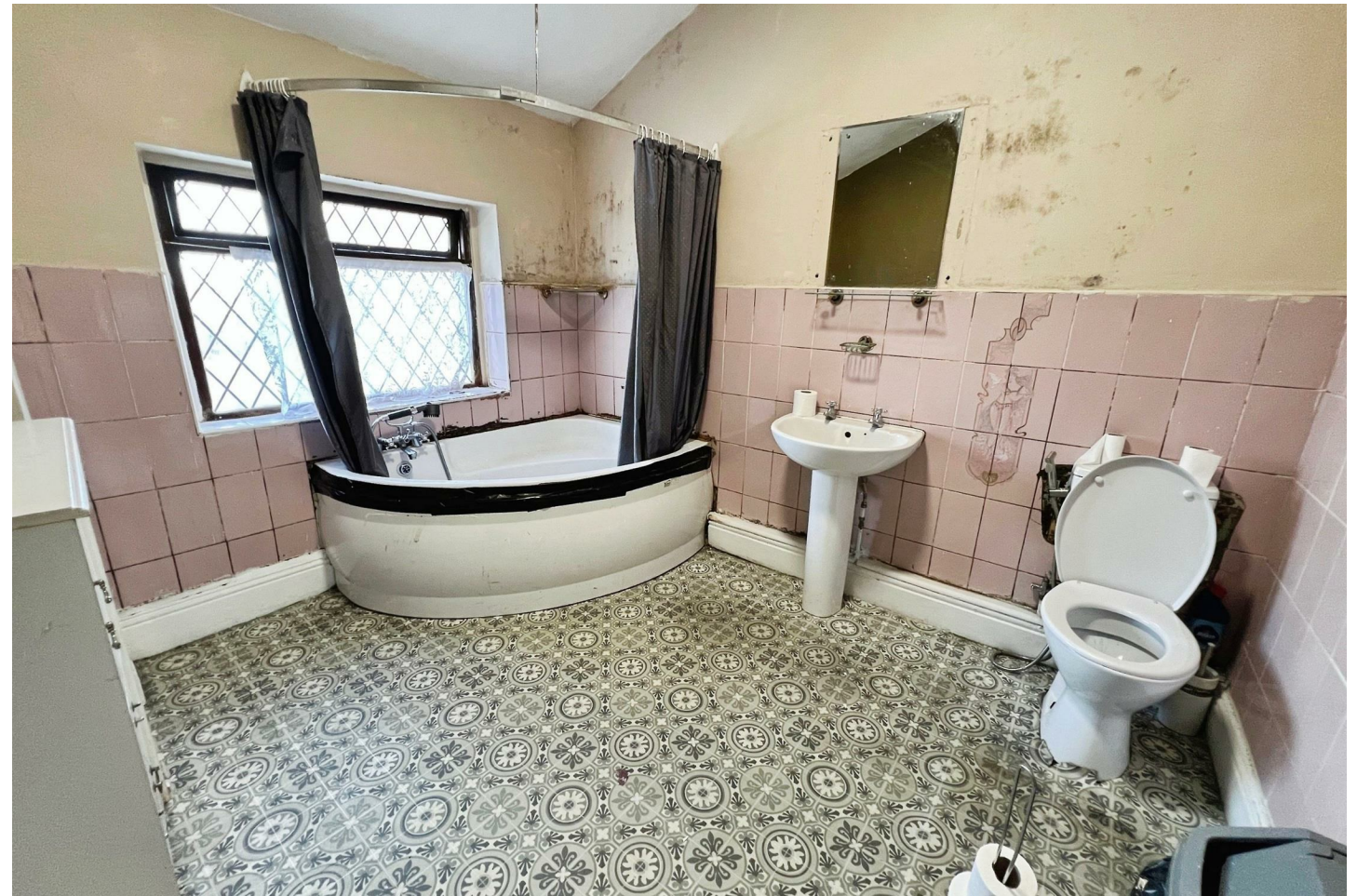
**** 4 DOUBLE BEDROOMS ** MMID THROUGH TERRACE ** IN NEED OF MODERNISATION ** NO ONWARD CHAIN ** GAS C/HEATING & D/GLAZING ** SOLD BY MODERN METHOD OF AUCTION ** STARTING BID £170,000 ** BUYERS FEES APPLY **** A mature four-bedroom mid-terrace house offering a wealth of potential for those looking to create their dream home. Spanning across four floors, the property boasts generous room sizes and high ceilings, and in need of modernisation throughout.

Upon entering, the entrance hall leads to a lounge at the front, perfect for relaxing or entertaining guests. Adjacent to this, a second reception room offers additional living space, while the kitchen sits to the rear of the ground floor. The ground floor also grants access to a basement, which has been previously converted into further reception space, complete with a secondary kitchen that awaits some updates.

The first floor features a main double bedroom equipped with fitted wardrobes, alongside a

second double bedroom. The family bathroom is generously sized, showcasing a corner bath, wash hand basin, and W.C., catering to the needs of a growing family. Ascending to the second floor, you will find two further double bedrooms, each featuring Velux windows that invite natural light.

Externally, the property presents a small garden at the front, with steps leading to the entrance, while the rear boasts a low-maintenance yard currently utilised for off-street parking. This home is ideally situated in a popular residential location, making it a fantastic opportunity for those willing to undertake a schedule of modernisation to truly make it their own. With ample space and potential, this property is not to be missed.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings 4 Double Bedroom Mid Through Terrace In Popular Area, Sold By The Modern Method Of Auction With No Onward Chain.</p>	<p>Services</p>
<p>Rating authority Borough Council Tax Band C</p>	<p>Tenure Freehold</p>