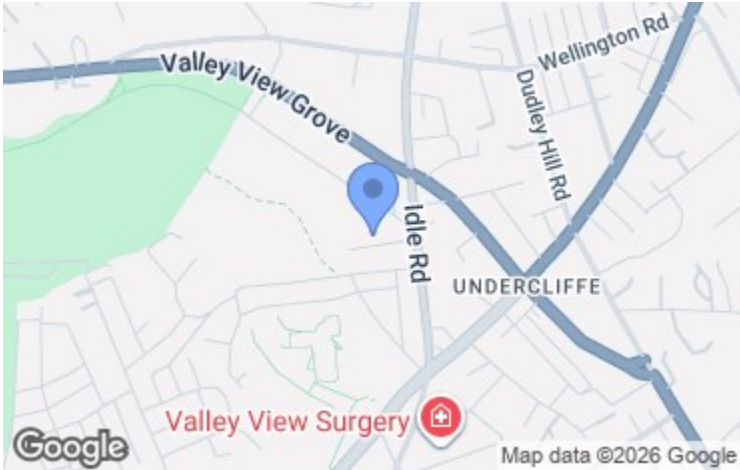




| Energy Efficiency Rating                    |         |                                                                                     |  |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------|--|
|                                             | Current | Potential                                                                           |  |
| Very energy efficient - lower running costs |         |                                                                                     |  |
| (92 plus) A                                 | 72      |                                                                                     |  |
| (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@wwstateagents.com

Directions

See Mapping.

Peel Park Terrace, Bradford, BD2 4PL  
Offers In The Region Of £130,000

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.



Peel Park Terrace, Bradford, BD2 4PL

 1  2  2

**\*\* 2 BEDROOMS \*\* 2 BATHROOMS \*\* IDEAL FIRST TIME BUY \*\* POTENTIAL BUY TO LET INVESTMENT \*\* POPULAR RESIDENTIAL LOCATION \*\* READY TO MOVE IN FEEL \*\*** A mature stone built, mid-terrace house offering a perfect blend of contemporary finish and traditional character. With 2 double bedrooms and 2 bathrooms, this property is ideally suited for first time buyers and buy to let investors alike.

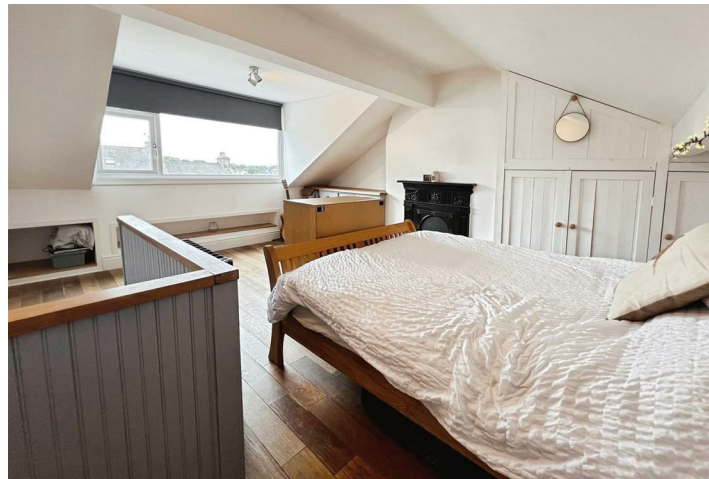
Upon entering, you are welcomed into a delightful lounge featuring an exposed brick chimney breast and a cosy multi fuel-burning stove, creating a warm and inviting atmosphere. The room is enhanced by a stylish panelled wall and wood effect laminate flooring, with a window that allows natural light to flood in. The rear kitchen is a true highlight, designed in a charming cottage style with blue units and wooden chopping block surfaces. It is equipped with modern amenities, including plumbing for a dishwasher, an integral fridge freezer, and an electric oven with a gas hob. Additionally, there is access to a basement cellar, which offers

plumbing for a washing machine and a window to rear, finished with wooden flooring, neutral decor and tiled splashbacks.

The first floor landing leads to a substantial double bedroom, complete with wooden flooring, a window to the front, and a built-in storage cupboard. This bedroom also features an en-suite shower room including shower cubicle, wash hand basin and w/c. The main bathroom is beautifully finished, showcasing a roll-top bath, wash hand basin, and w/c, perfect for relaxation.

A staircase leads to a loft conversion, where a second generous double bedroom awaits. This room is adorned with wooden flooring and built-in storage cupboards, and it offers unrivalled views across Bradford.

Outside, the property features a small yard to the front and an enclosed rear yard, laid with concrete and bordered by fencing, providing a private outdoor space. This home is a true gem, combining modern living with classic charm in a desirable location.



|                                                                                                                                                           |                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Fixtures &amp; fittings</b><br>Immaculate & Characterful 2 Double Bedroom Through Terrace<br>Ideal For First Time Buyers & Buy To Let Investors Alike. | <b>Services</b><br>INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority. |
| <b>Rating authority</b><br>Borough Council Tax Band A                                                                                                     | <b>Tenure</b><br>Freehold                                                                                                                                                                                                                                   |