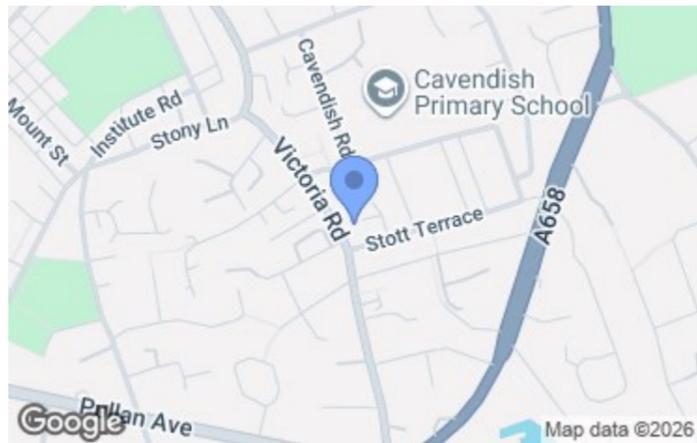




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See Mapping.



**Tay Court, Bradford, BD2 2BW
 Offers In The Region Of £85,000**

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.



Tay Court, Bradford, BD2 2BW



**** NO ONWARDS CHAIN ** 2 BEDROOM APARTMENT ** COMMUNAL GARDEN ** ALLOCATED PARKING SPACE ** EXCELLENT TRANSPORT LINKS ** GAS CENTRAL HEATING & DOUBLE GLAZING ****
 Welcome to this charming two-bedroom ground floor apartment located at 27 Tay Court, Bradford, BD2 2BW. This delightful flat offers a comfortable and inviting living space, perfect for individuals or small families seeking a convenient home.

As you enter the property, you are greeted by a spacious living room featuring a large double-glazed bay window that floods the space with natural light. The wood effect laminate flooring adds a modern touch, while the electric fireplace provides a cosy atmosphere for those cooler evenings. The living room seamlessly connects to the kitchen, which is equipped with a range of wall and base units, an integrated gas hob and oven, and plumbing for a washing machine, making it a practical space for culinary endeavours.

The apartment boasts two well-proportioned bedrooms. The first bedroom includes built-in wardrobes and comfortably accommodates a double bed, finished with soft carpeting for added warmth. The second bedroom also offers ample space for a double bed and features double-glazed windows, ensuring a peaceful retreat at the rear of the property.

The family bathroom is fitted with a modern three-piece suite, complete with a shower over the bath, and is fully tiled with laminate flooring for easy maintenance.

Outside, residents can enjoy communal gardens at both the front and rear of the property, providing a pleasant outdoor space to relax. Additionally, the apartment comes with an allocated parking space, adding to the convenience of this lovely home.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Two Bedroom Ground Floor Apartment, Close To Local Amenities & Excellent Transport Links.</p> <p>Rating authority Borough Council Tax Band B</p>	<p>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.</p> <p>Tenure Leasehold</p>
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