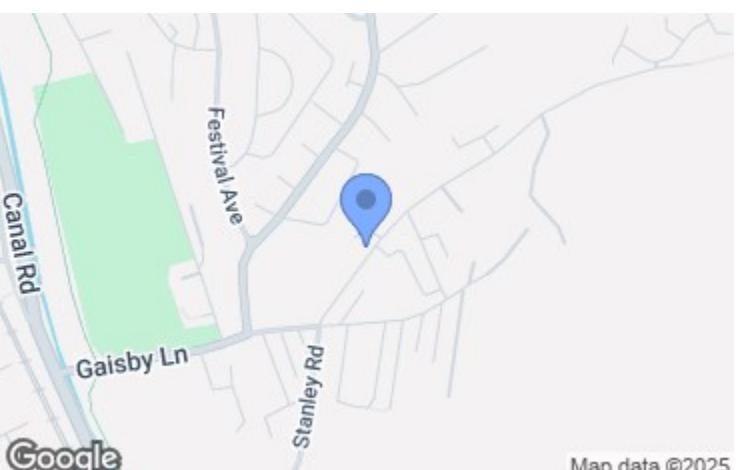
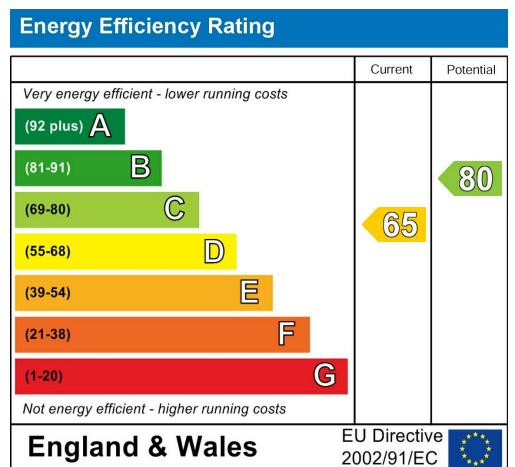


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#### Viewing arrangements

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.



**Bolton Hall Road, Bradford, BD2 1BE**  
**Offers In The Region Of £150,000**



\*\* STONE TERRACE \*\* 4 BEDROOMS \*\* 2 RECEPTION ROOMS \*\* IMMACULATE CONDITION \*\* TASTEFULLY PRESENTED \*\* POPULAR LOCATION \*\* This substantial family home offers spacious accommodation across three floors with tasteful decor & period features throughout! The property is situated in a popular residential location close to a wealth of amenities & handily positioned close to the city centre making it an ideal base for commuting further afield.

The accommodation briefly comprises: Entrance hall benefiting from solid wood floor, deep set cornice with ornate arch & corbels, access into spacious lounge with chrome living flame gas fire housed in a feature timber surround with granite hearth & back, stripped floorboards & neutral decor.

The beautiful dining kitchen consists of an array of two tone shaker style base & wall units with complimentary low profile worksurfaces, double stainless steel sink with mixer taps & tiled splash backs. Space to accommodate a freestanding

oven & fridge freezer, plumbed for a washing machine. Living flame cast iron fire housed in an attractive feature surround, access into the rear entrance vestibule.

Two generous double bedrooms are situated on the first floor, bedroom 1 & 2 benefits from fitted wardrobes & storage cupboard, both finished with modern decor. The impressive family bathroom is also positioned on the first floor & consists of a three piece suite in white, bath with chrome fittings & over bath shower, W.C, his & hers vanity wash basins with brass taps & finished with partial tiling & Victorian tile effect cushion flooring.

Two further double bedrooms are situated in the attic & both benefit from large dormer windows allowing lots of natural light to flow in, both with modern painted walls.

Externally the property benefits from a front paved yard, to the rear is a quaint courtyard garden to the rear with raised planted areas & Yorkshire stone pathways. UPVC Double glazed & gas central heated.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

Substantial stone terrace property, four bedrooms, two reception rooms, popular location, garden to the rear.

Rating authority  
Borough Council Tax Band

#### Services

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Tenure  
Freehold