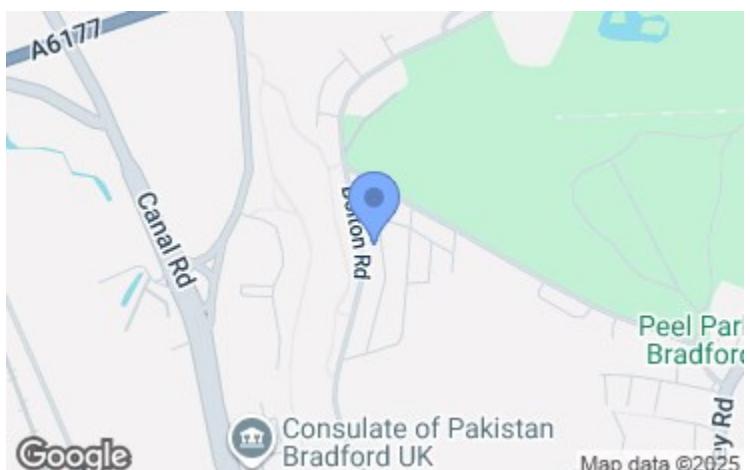




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



#### Viewing arrangements

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

#### Directions

See Mapping.



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 Road, Bradford, BD3 0ND  
Offers In The Region Of £140,000**



\*\* FOUR BEDROOMS \*\* THROUGHT TERRACE \*\* ACCOMMODATION OVER THREE FLOORS \*\* IDEAL FIRST TIME BUY \*\* GENEROUS ROOM SIZES THROUGHOUT \*\* EXCELLENT TRANSPORT LINKS \*\* SUPERB POTENTIAL \*\* Situated on Bolton Road in Bradford, this charming four-bedroom stone-built terraced house presents an excellent opportunity for first-time buyers and young families. Spanning three floors, the property boasts a well-thought-out layout that combines comfort and practicality.

Entrance vestibule that leads into a spacious lounge, featuring a delightful bay window that fills the room with natural light. The lounge is enhanced by a gas fire, perfect for cosy evenings. Adjacent to the lounge, a second reception room offers additional living space, ideal for family gatherings or a playroom. The kitchen is fitted with modern wall and base units, providing ample storage, and is equipped with space and plumbing for a gas cooker and fridge freezer. The adjoining conservatory extension adds versatility, with space for a

washing machine and access to the rear yard, perfect for outdoor relaxation.

The first floor comprises a landing that leads to a generous main double bedroom, a comfortable single room, and a family bathroom. The bathroom features a contemporary white three-piece suite, including a bath with an electric shower, wash hand basin, and W/C, all complemented by underfloor heating for added comfort.

The second floor reveals two further double bedrooms, both benefiting from dormer windows that offer stunning views from the front elevation.

This property is conveniently located close to local amenities and boasts excellent transport links, making it an ideal choice for those seeking a vibrant community. With gas central heating and double-glazed windows throughout, this home is ready to welcome its new owners. Don't miss the chance to make this delightful property your own.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Four Bedroom Through terrace With Spacious Room Sizes, Ideal For First Time Buyers & Families Alike.

Rating authority  
Borough Council Tax Band A

Services

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Tenure  
Freehold