

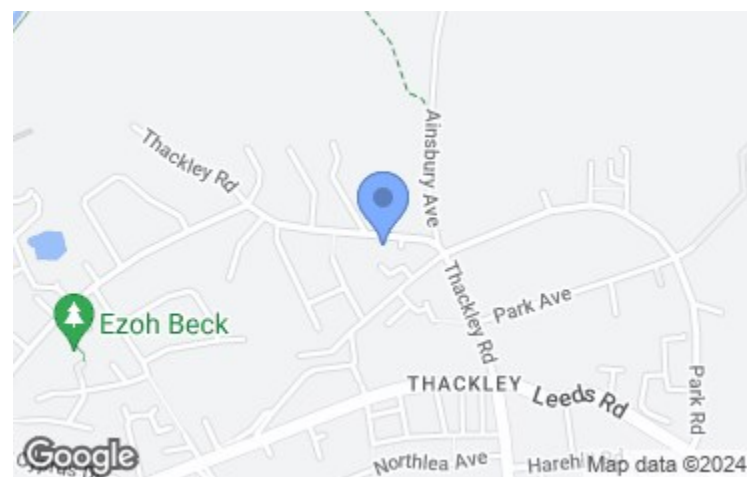
Ground Floor

Created using Vision Publisher™

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	
		76
	66	

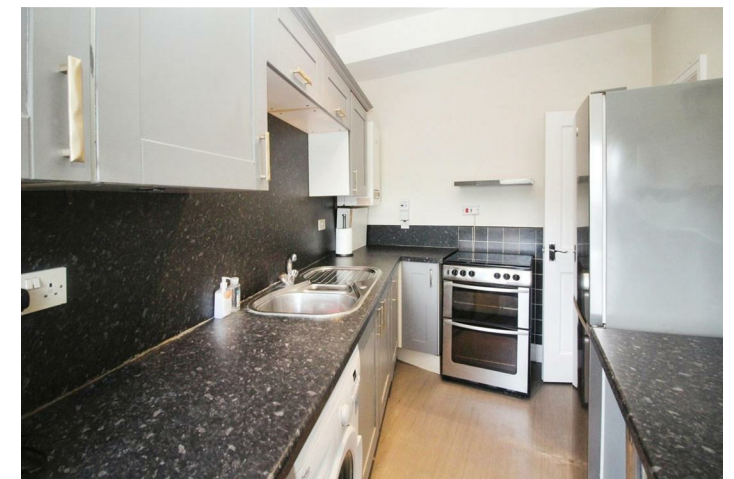
### Viewing arrangements

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



### Directions

See Mapping.



**Old Mill, Thackley Road, Bradford, BD10 0RT**  
**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.



**\*\* WELL PRESENTED ONE BEDROOM  
GROUND FLOOR APARTMENT \*\***  
**SPACIOUS LOUNGE \*\* MODERN KITCHEN**  
**\*\* 3 PIECE BATHROOM \*\* NO ONWARD  
CHAIN \*\* PRIVATE PARKING \*\* SITUATED  
IN THIS VERY POPULAR AREA OF  
THACKLEY, OPPOSITE THE CRICKET CLUB,  
CLOSE TO LOCAL AMENITIES, BUS STOP  
AND TRAIN STATION.**

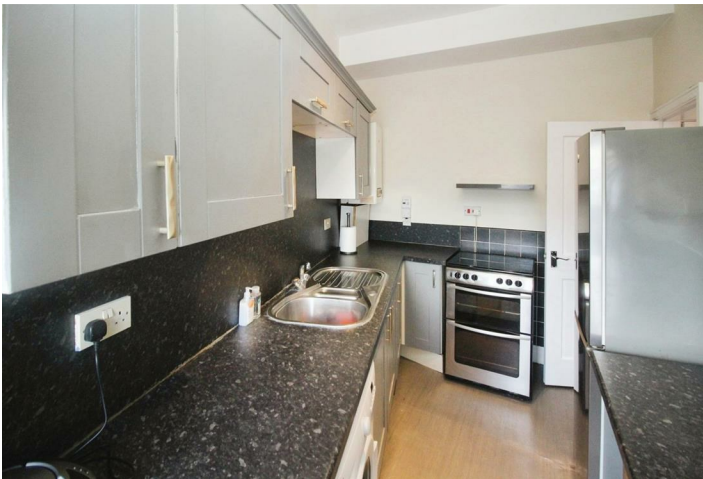
The apartment briefly comprises; Entrance via timber door with step into the lounge, having triple aspect wooden sash windows with venetian blinds allowing the natural light to flow in, light painted decor, fitted shelf and carpet flooring.

The contemporary kitchen is fitted with a good range of wall and base units in matt grey with breakfast bar, complementary granite effect worktop surfaces and contrasting matching splash backs. Incorporating a stainless steel drainer sink with mixer tap, Space for fridge & freezer, free standing oven, plumbing for washing machine and finished with spot

lighting and cushion flooring.

The master bedroom is a good size double room with plenty of space for furniture and benefits from fitted wardrobes, light decor and fitted carpet. The house bathroom is fitted with a white three-piece suite with chrome fittings comprising of panelled bath with mixer tap & shower hose, hand wash pedestal, low level push button W.C. and finished with fully tiled walls with mosaic border and cushion flooring.

Externally, OFF street parking. Gas central heating with combi boiler.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Ideal First Home Or Downsizing.....

Rating authority  
Borough Council Tax Band A

Services  
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS  
- FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage  
Source Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure  
Leasehold