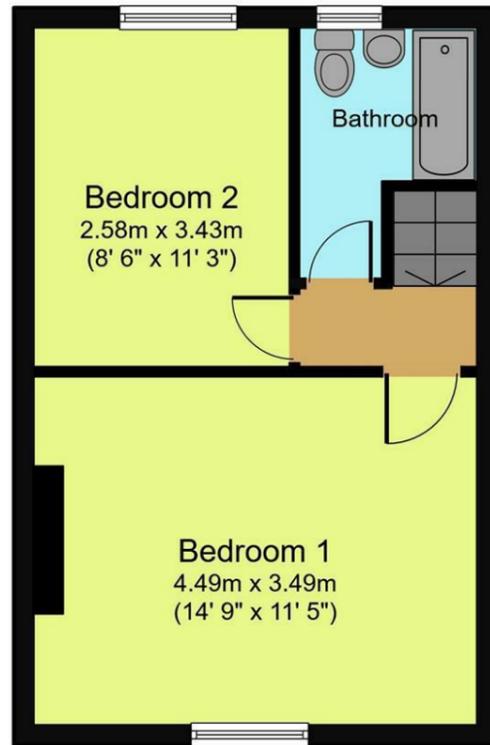


Ground Floor



First Floor

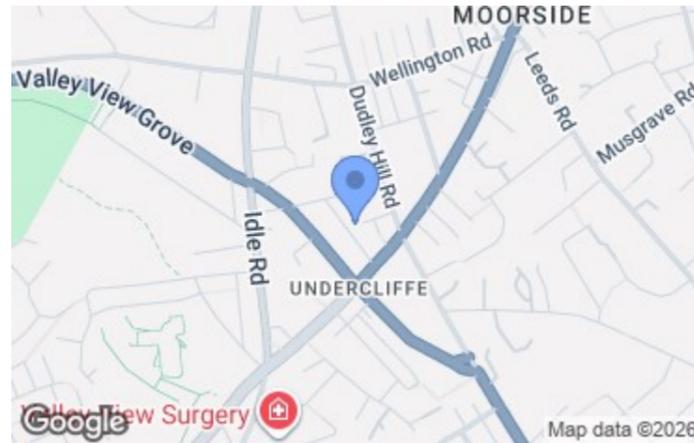
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	78
(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.



Vernon Place, Bradford, BD2 4QN
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.



**** 2 DOUBLE BEDROOMS ** GENEROUS ROOM SIZES THROUGHOUT ** MID-THROUGH TERRACE ** NEW CARPETS ** NO ONWARD CHAIN ** IDEAL FIRST TIME BUY ** POTENTIAL BUY TO LET INVESTMENT **** This two-bedroom inner through terrace house presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. With no onward chain, this property has just been re-decorated and re-carpeted, ready for someone to put their own stamp on it.

Upon entering, you are greeted by a small porch that leads into a generously spacious lounge. The room boasts modern decor, new carpeted flooring, and stylish spotlighting, gas central heating and a double glazed window to front.

The kitchen is well-equipped with wall and base units, featuring an electric oven, gas hob, and extractor fan. There is ample space and plumbing for appliances, along with a window to the rear and a door leading to the outside. Additionally, the kitchen provides access to a

small basement keeping cellar, perfect for extra storage. A staircase leads you to the first floor.

On the first floor, the landing opens up to two double bedrooms and a bathroom. The main double bedroom is substantial in size, complete with a window to the front and gas central heating. The second double bedroom, adorned with neutral decor, features a double-glazed window to the rear and also benefits from gas central heating. The fully tiled bathroom is equipped with a half bath and shower over, a wash hand basin, and a W/C.

Externally, the property offers an enclosed rear yard, designed for low maintenance with a flagged patio, providing a perfect space for outdoor relaxation.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Two Double Bedroom Through Terrace, Ideal For First Time Buyers & Buy To Let Investors Alike. Offered With No Onward Chain.

Rating authority
Borough Council Tax Band A

Services

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Tenure
Freehold