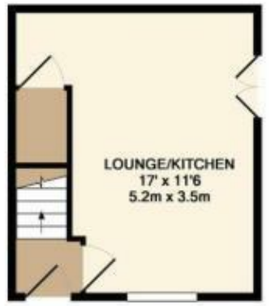
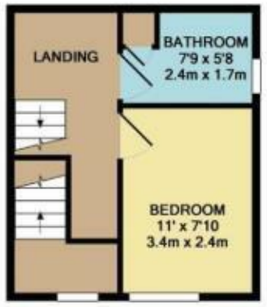


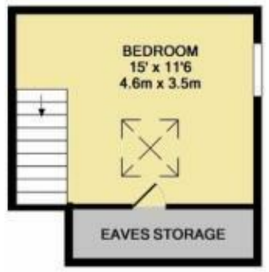

GROUND FLOOR
APPROX. FLOOR
AREA 239 SQ.FT.
(22.2 SQ.M.)



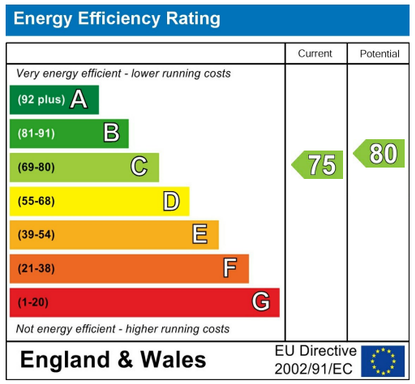

1ST FLOOR
APPROX. FLOOR
AREA 239 SQ.FT.
(22.2 SQ.M.)

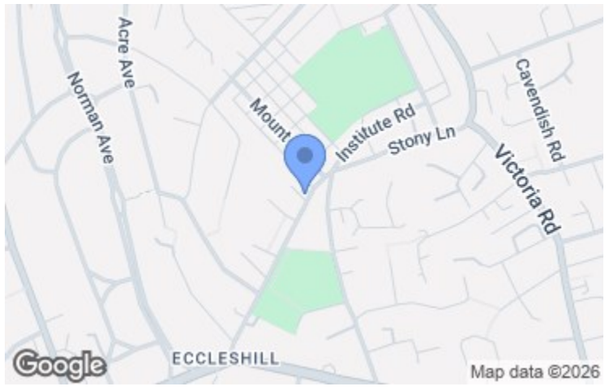
TOTAL APPROX. FLOOR AREA 677 SQ.FT. (62.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2018




2ND FLOOR
APPROX. FLOOR
AREA 199 SQ.FT.
(18.5 SQ.M.)




## 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.

# Stone Hall Road, Bradford, BD2 2EW
# Offers In The Region Of £130,000

# Stone Hall Road, Bradford, BD2 2EW

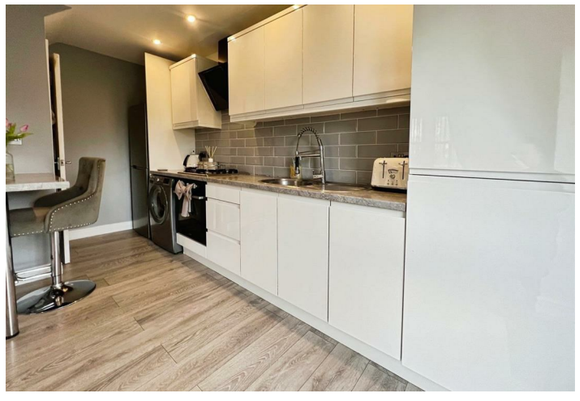
1 2 1

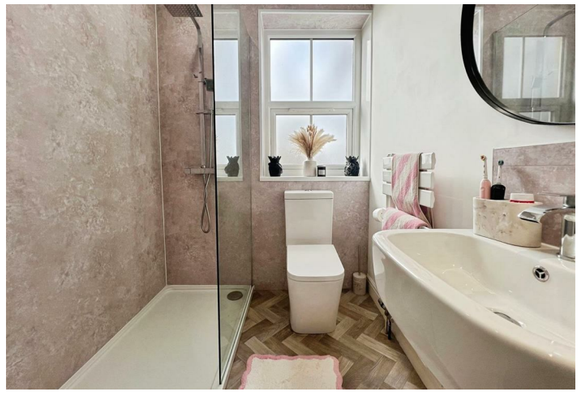
** 2 DOUBLE BEDROOMS ** PERFECT FIRST TIME BUYER HOME ** POTENTIAL BUY TO LET INVESTMENT ** TUCKED AWAY POSITION ** NO ONWARD CHAIN ** ALLOCATED PARKING ** ENCLOSED YARD ** A charming end-terrace house presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. With no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed into a bright and airy lounge that seamlessly integrates with a modern kitchen. The lounge is finished with modern neutral decor, grey laminate flooring and space for a small dining table. The kitchen is equipped with contemporary wall and base white gloss units, an integral electric oven and gas hob space and plumbing for washing machine and fridge freezer, a sink and drainer, finished with tiled splash backs. A PVCu double glazed door leads to the side garden.

The first floor boasts a second double bedroom featuring a double glazed window to side and gas central hearting. A contemporary shower room on the first floor includes a walk-in shower, a W/C, a wash hand basin, and a built-in cupboard for added convenience. Ascending to the top floor, you will find the main double bedroom, which benefits from dual aspect windows, including a Velux window that allows for even more natural light, neutral decor and carpeted flooring.

Outside, the property features an enclosed low-maintenance yard, accessible from the lounge, providing a private outdoor space for your enjoyment. Additionally, an allocated parking space ensures that you have convenient off-road parking.





**Train**
your text here

**Primary School**
your text here

**Secondary School**
your text here

Fixtures & fittings
Immaculate 2 Double Bedroom End Of Terrace With Modern Finish Throughout, Offered With No Onward Chain.

Rating authority
Borough Council Tax Band A

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.

Tenure
Freehold