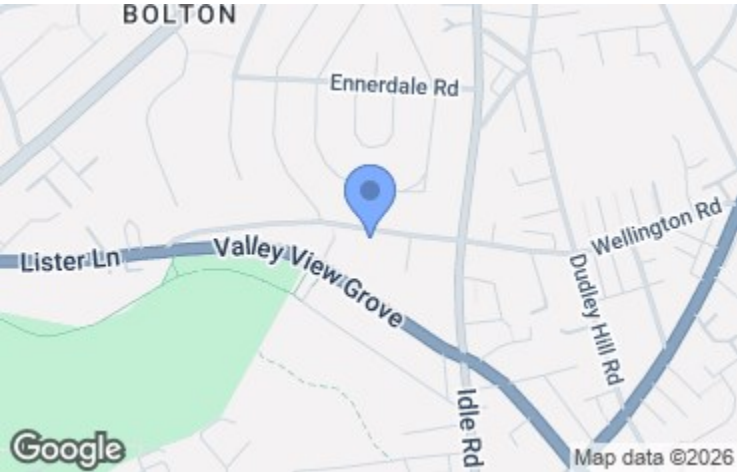


Ground Floor

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		
	69	71
England & Wales	EU Directive 2002/91/EC	



Directions

See Mapping.

Viewing arrangements

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



Bolton Court, Bradford, BD2 4LR
Offers In The Region Of £80,000

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.



Bolton Court, Bradford, BD2 4LR

 1  2  1

**** 2 BEDROOMS ** GROUND FLOOR APARTMENT ** BEAUTIFULLY PRESENTED ** WELL-MAINTAINED COMMUNAL GARDENS ** SECURE COMMUNAL DOOR ** 964 YEARS LEFT OF LEASE ** IDEAL FIRST TIME BUY ** POTENTIAL BUY TO LET INVESTMENT ** ALLOCATED PARKING ****

Nestled in the desirable Bolton Court on Lister Lane, Bradford, this charming ground floor flat presents an excellent opportunity for first-time buyers, buy-to-let investors, and those looking to downsize. The property boasts a secure communal entrance with an intercom system, ensuring peace of mind as you enter your new home.

Upon stepping inside, you are greeted by a welcoming entrance hall, complete with built-in storage, which leads to all the rooms within the apartment. The spacious lounge is a delightful feature, showcasing a gas fire with an elegant mantle, a gas central heating radiator, and a double-glazed window that fills the space with natural light. A uPVC door opens to the rear, providing easy access to the outdoor area.

The modern kitchen is well-equipped with wall and

base units, an electric fan oven, a gas hob, and ample space for a washing machine and fridge freezer. A breakfast bar adds a touch of convenience, while a double-glazed window offers a pleasant view of the rear.

This flat comprises two generously sized bedrooms, one double and one single, both of which include built-in wardrobes, ensuring plenty of storage. Both rooms benefit from gas central heating and double-glazed windows. The fully tiled bathroom features a contemporary white three-piece suite, complete with a bath and electric shower over, a wash hand basin, and a W/C.

Externally, the property offers allocated parking and the option for a garage at a modest charge of £5.50 per month. A private patio terrace leads to beautifully maintained communal gardens, providing a serene outdoor space to relax and unwind. This delightful flat is a must-see for anyone seeking comfort and convenience in a prime location.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Two Bedroom Ground Floor Apartment, Beautifully Presented With Private Patio Terrace, Ideal For First Time Buyers & Buy To Let Investors Alike.

Rating authority
Borough Council Tax Band A

Services

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

Tenure
Leasehold