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

Viewing arrangements

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



Directions

See mapping.



Airedale Street, Bradford, Yorkshire BD2 3BT
Offers In The Region Of £99,000

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.



**** FIRST FLOOR APARTMENT ** NEW KITCHEN ** MODERN SHOWER ROOM ** TWO BEDROOMS ** LONG LEASE ** OPEN PLAN LIVING ** ALLOCATED PARKING ** QUIET LOCATION ** NEW DECOR AND FLOORING ****

This immaculate property is situated in the popular and private residential location on Airedale Street and is close to local amenities, schools and transport links to Bradford and Leeds.

Paved walkway leads to composite entry door which opens into hallway having fitted storage unit and C/H radiator, carpeted flooring with spindled balustrade staircase rising to spacious first floor landing. Access to all rooms, the 'Open Plan Lounge Kitchen' with feature Four Pane double glazed window, light wall décor, cornice ceiling, fitted double storage and carpet floor. The newly fitted kitchen has a range of Light grey shaker style wall and base units, complimentary worksurfaces with breakfast bar, stainless steel sink and mixer tap,

integrated oven, halogen hob with extraction hood. Enclosed combination boiler, space for fridge/freezer and plumbing for a washing machine.

Master bedroom is a double with C/H radiator, carpet floor and light décor, the second bedroom is a good sized room and adjacent a spacious bathroom with three piece white suite, integrated thermostatically controlled double shower cubicle offering easy access, disability hand rails and seat, ideal for the elderly person. Part tiled walls, hand wash pedestal sink and WC.

Externally there is secure Parking with Electric Gates and key Fob access and visitor parking bays.

**** VIEWING IS HIGHLY RECOMMENDED ON THIS SUPERB APARTMENT WHICH HAS JUST HAD A NEW KITCHEN, ALL NEW FLOORING AND NEW DECOR ****



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Don't Miss This Fantastic First Floor Apartment.

Rating authority
Borough Council Tax Band

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