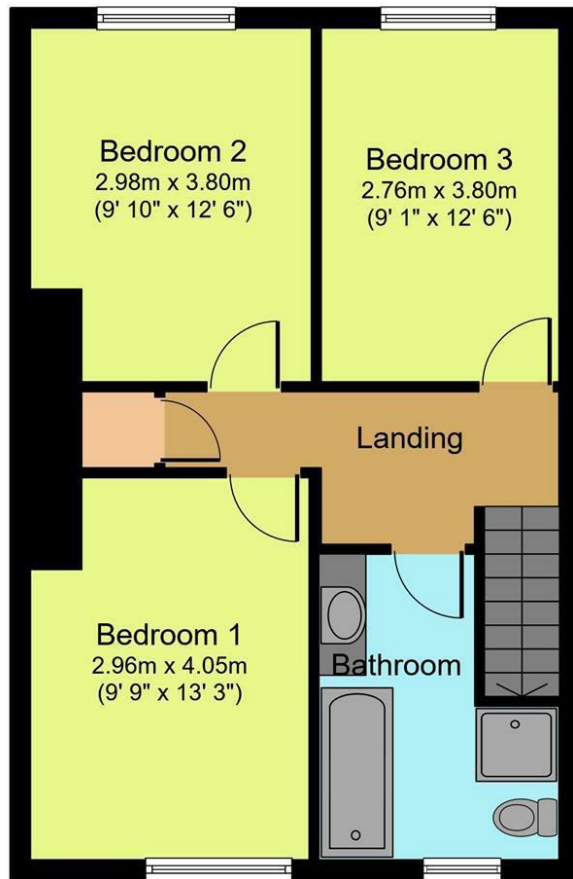


Ground Floor

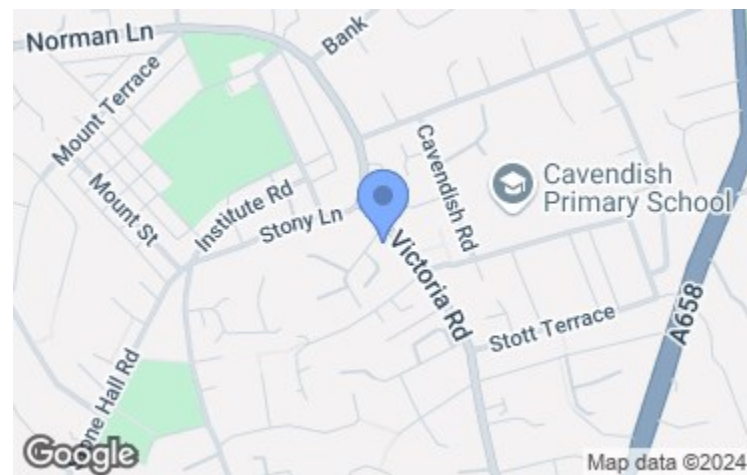


First Floor

Created using Vision Publisher™



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>62</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



**Directions**

see mapping

**Viewing arrangements**

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



**Belle Vue, Bradford, BD2 2DL**  
**Realistic Offers Considered £200,000**

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.



Belle Vue, Bradford, BD2 2DL



**\*\* IMMACULATE COTTAGE \*\* FULLY RENOVATED \*\* 3 DOUBLE BEDROOMS \*\* MODERN KITCHEN & BATHROOM \*\* GUEST W.C. \*\* PERIOD FEATURES \*\* OFF ROAD PARKING \*\* NO CHAIN \*\* A MUST SEE PROPERTY \*\***

Fully refurbished and in keeping with the cottages character, this property presents the perfect mix between modern day living and period charm. Perfect for a first time buyer, downsizer or those wishing to move in to a ready made family home.

Internally, the property offers; open entrance vestibule area that leads into the living room. The living room feels warm and inviting with its' feature Inglenook fireplace and wood burner stove, exposed Yorkshire stone wall, recessed LED spot lighting, cream carpet and light painted walls. From here you have access to the kitchen diner.

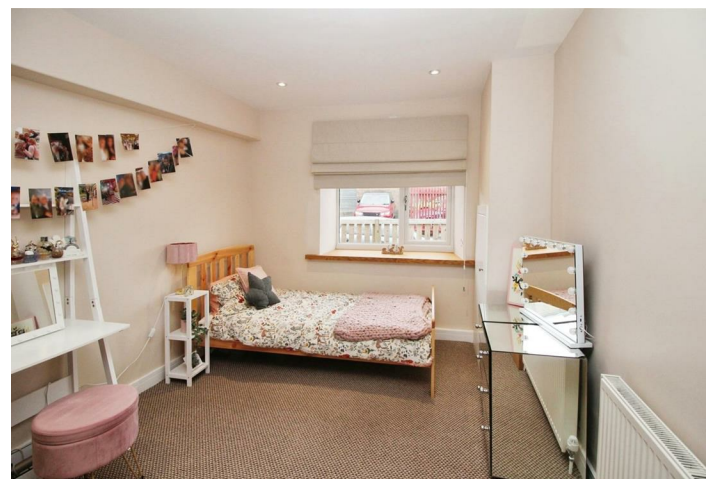
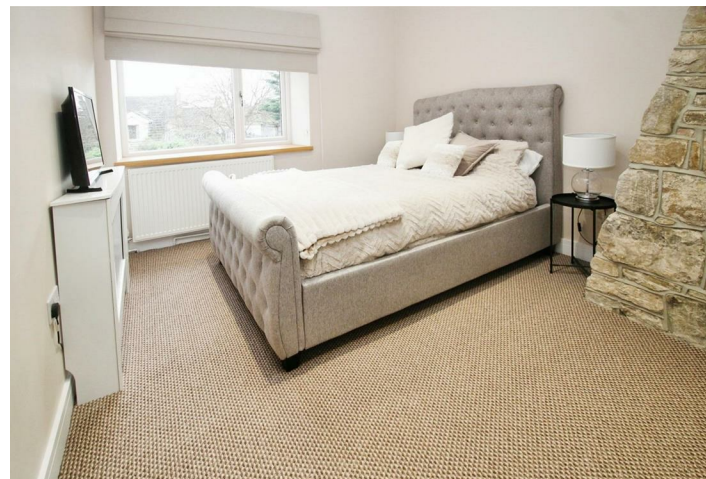
The kitchen area is fitted with an excellent range of handless wall and base units in matt white with complimentary Butchers block worktops and tiled splash backs. Incorporating a single drainer enamelled sink with chrome mixer tap, integrated four ring gas hob with electric oven under and extractor over, washing machine and dryer,

dishwasher and fridge freezer. Complete with a stylish dining Island with built in storage and finished with spot lighting and quality wood effect laminate flooring. Access to a ground floor W.C - with low flush W.C and wash basin.

Stairs rise to the first floor landing where you can find three good size bedrooms with period features and the house bathroom.

The bathroom is fitted with a four piece suite comprising of; panelled bath with mixer tap and tiled splash backs and low flush W.C. A separate rain shower cubicle with chrome fittings and a wash basin set on a contemporary drawer unit with tiled splash backs and mirrored vanity unit above complete the set. In addition you have a chrome heated towel rail, wood effect flooring and spot lighting.

Externally you have the benefit off street parking for one vehicle. Central heating and double glazing are throughout the property.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
A fully refurbished cottage, immaculately presented, with parking.

**Rating authority**  
Borough Council Tax Band

**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