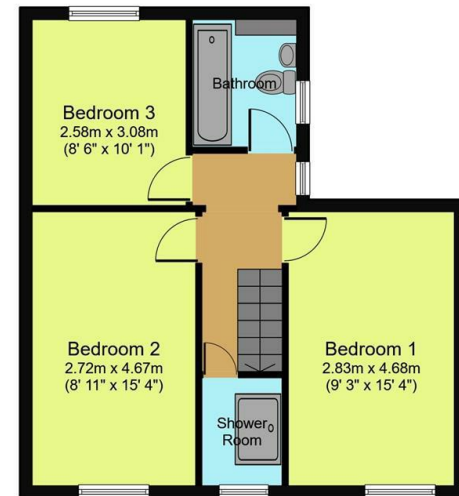




Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		23	
(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.



New Line, Bradford, BD10 0BN
Auction Guide £180,000

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.



**** Yorkshire Stone detached ** Investment Opportunity ** 3- 4 Bedrooms ** 3 Reception Rooms ** Substantial extension ** Conservatory ** Office/Snug ** off Road Parking ** Guest W.C. ** Superb Location, Close To Amenities ** Needs Updating ** For Sale By Modern method Of Auction with Advanced Property Auction ** STARTING BIDS £180,000 ** FEES APPLY ****

In need of refurbishment, this will make a lovely family home, with 3-4 bedrooms and 3 reception rooms there is plenty of space and set in an excellent location just a short walk from Sainsbury's, Train station, Schools and many other local amenities.

The property briefly comprises:- Entrance is through a timber front door into vestibule. From here you enter into the lounge which has mahogany fire surround with inset brass living flame fire, dual aspect windows, cornice with beam ceiling and finished with patterned carpet. The second reception room also has the same feature as the living room.

There's a third reception room with suspended ceiling, panelled walls and a range of kitchen units. The PVCu conservatory has fitted vertical blinds and carpet flooring. The dining kitchen has a range of base and wall units, stainless steel sink with mixer tap, feature AGA range cooker and plumbing for washer and dryer, space for fridge/freezer. There is also a snug/office as well as an outside WC.

On the first floor there are 3 double bedrooms, 1 with fitted storage and a potential fourth bedroom, currently used as a shower room. The bathroom has a three piece suite, bath, hand wash pedestal and W.C. , fitted storage units.

Outside there are low maintenance paved front garden with wrought Iron gates and off road parking.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Great Value, Will Make A Lovely Home.....</p> <p>Rating authority Borough Council Tax Band D</p>	<p>Services INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.</p> <p>Tenure Freehold</p>
---	--