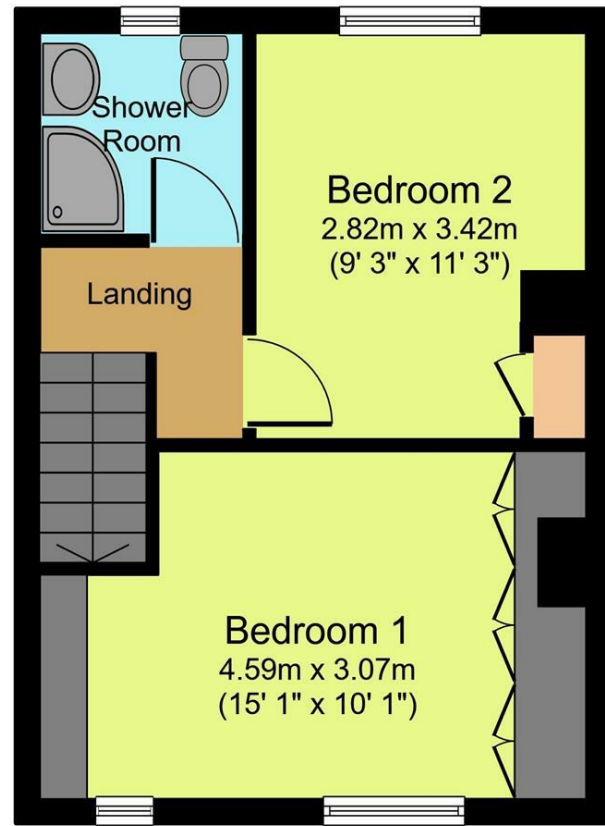


Ground Floor



First Floor

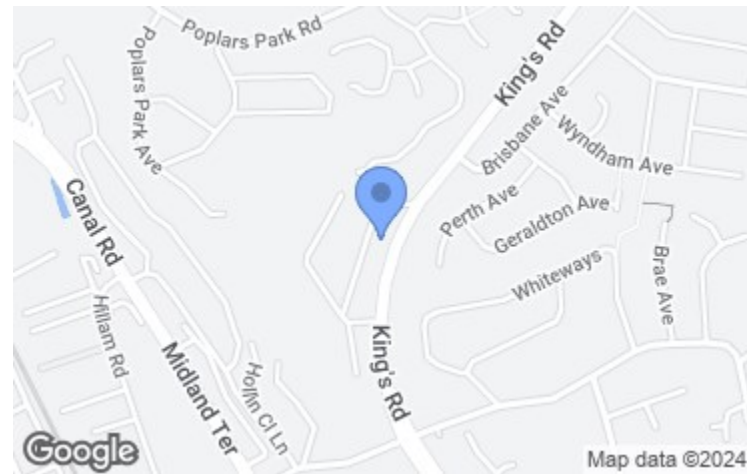
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</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>England &amp; Wales</b>	EU Directive 2002/91/EC		
		<b>70</b>	

**Viewing arrangements**

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



**Directions**

See Mapping.



**Kings Road, Bradford, BD2 1EA**  
**Offers In The Region Of £135,000**

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.



**\*\* MODERN TOWN HOUSE\*\* TWO DOUBLE BEDROOMS\*\* VERY WELL PRESENTED\*\* POPULAR LOCATION\*\* SPACIOUS DINING KITCHEN\*\* GARAGE TO REAR \*\* MODERN SHOWER ROOM \*\***

This desirable two bedroom town house offers immaculately presented accommodation throughout! Situated in a popular location close to local amenities & schools, handily positioned just outside the city centre making it an ideal base for commuting.

The accommodation briefly comprises: Entrance vestibule, light and airy lounge benefiting from a living flame electric fire housed in a feature surround, finished with light fresh décor. Glazed doors open into the modern dining kitchen consisting of an array of base & wall units in a cream shaker style with contrasting dark worksurfaces. Acrylic sink with mixer taps & tiled splash backs, integrated tower oven, gas hob housed in the chimney breast with an over head extractor. Space to accommodate a fridge freezer, integrated

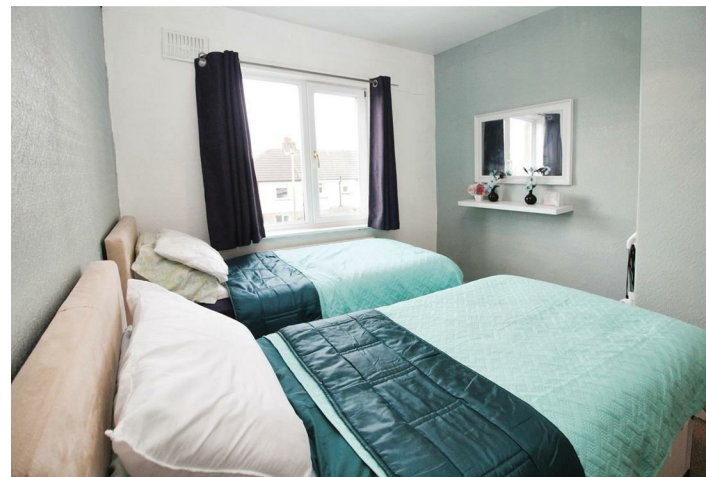
washing machine, ceiling spots, attractive plinth lighting, ample space for dining furniture, handy under stair storage cupboard and finished with laminate flooring.

The two bedrooms are situated on the first floor alongside the family bathroom. Both bedrooms are generous doubles with the master benefiting from bespoke, fitted wardrobes & draws.

The bathroom comprises of a two piece suite in white with chrome fittings, large corner shower cubicle, chrome towel rail & finished with floor to ceiling tiling.

Externally the property occupies an elevated position with gardens to the front & rear both paved with planting areas, the rear being particularly attractive and well stocked. Single detached garage to the rear.

Fully UPVC Double glazed & gas central heated.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Attractive Mid Town House, Two Double Bedrooms,  
Popular Location.

**Rating authority**  
Borough Council Tax Band B

**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.

**Tenure**  
Freehold