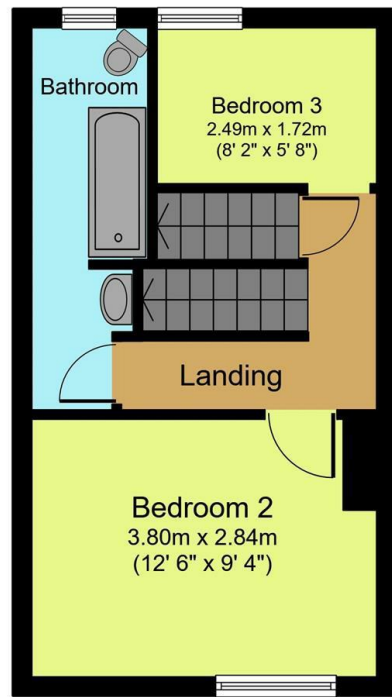
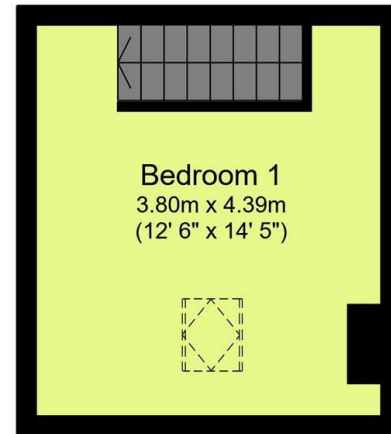


Ground Floor



First Floor



Second Floor

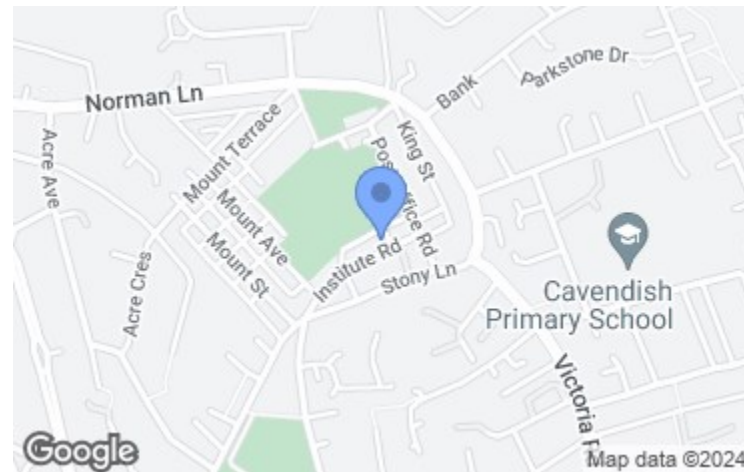
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		58	
(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.



Institute Road, Bradford, West Yorkshire BD2 2HU
Offers In The Region Of £140,000

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.



Institute Road, Bradford, West Yorkshire BD2 2HU

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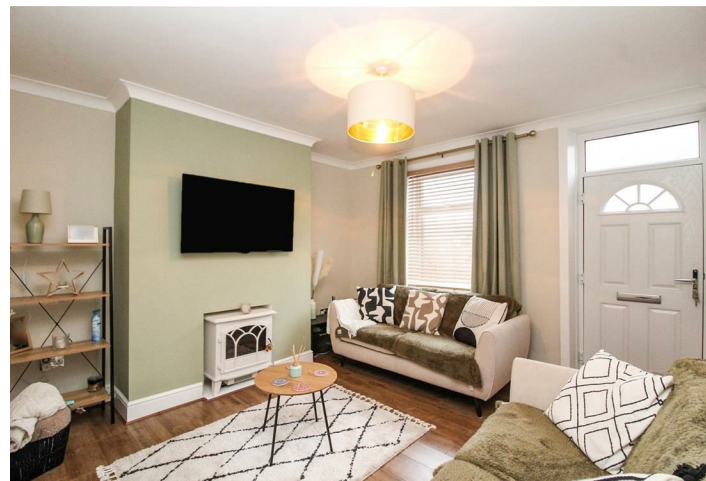
**** IMMACULATLY PRESENTED ** THREE BEDROOMS ** STONE TERRACE ** NO ONWARD CHAIN ** POPULAR LOCATION ** OPEN VIEWS ** MODERN KITCHEN & BATHROOM **** The property is situated in the heart of Eccleshill with all the village amenities just a short walk away as well as being handily positioned for local schools & transport links making it an ideal base for commuting.

The accommodation briefly comprises: Composite door leads into spacious lounge with open chimney breast housing an electric fire, cornice ceiling and finished with light green painted walls and laminate flooring. The modern kitchen consists of an attractive range of base & wall units in cream with complementary work surfaces, stainless steel sink with mixer taps and tiled splash backs, integrated double oven, gas hob and extractor. Plumbed for a washing machine and space to accommodate a fridge freezer, plus there's a under stairs space. Rear doorway provides access into the lovely rear court yard.

Two bedrooms are situated on the first floor alongside the family bathroom both are generous sizes finished with tasteful décor. The stylish bathroom comprises of a three piece suite in white with chrome fittings, bath tub with over shower and splash screen, hand wash pedestal and push button W.C. and finished with Travertine tiles. Bedroom three is situated in the attic, bedroom three is a good sized double with Velux window modern décor and carpet flooring.

External front has yard with decorative blue slate chippings and to the rear is a patio garden with open view, Yorkshire stone walling and timber fencing.

THIS PROPERTY IS SURE TO APPEAL TO A WIDE VARIETY OF BUYERS SO BOOK YOUR VIEWING EARLY TO AVOID DISA[POINTMENT!]



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Rating authority
Borough Council Tax Band A

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