



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	50
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

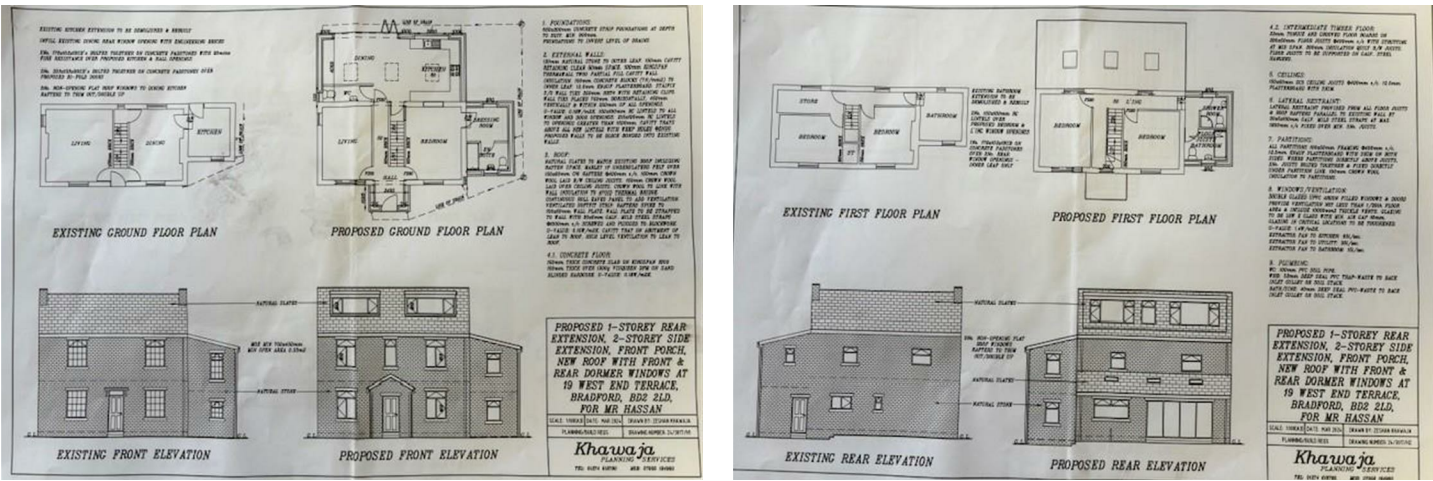


Viewing arrangements

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

Directions

See Mapping.



**West End Terrace, Bradford, BD2 2LD
 Offers In The Region Of £150,000**

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.



West End Terrace, Bradford, BD2 2LD



*** DETACHED ** PLANNING PERMISSION APPLIED FOR DOUBLE STOREY EXTENSION ** RENOVATION PROJECT ** 2 RECEPTION ROOMS ** 2 BEDROOMS** PARKING ** QUIET BACKWATER LOCATION ** CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES ****

WW Estates are excited to be able to offer this development opportunity!! This two bedroom detached property is ready to renovate with planning permission applied for a double story extension! Situated in a popular residential location close to local amenities & reputable schools, this property certainly has the potential to become a desirable family home!

The accommodation briefly comprises: entrance hall, spacious lounge benefiting for dual aspect windows allowing lots of natural light to flow in. Second reception room/dining room with wall mounted gas fire. The fitted kitchen consists of a range of base & wall units in oak with contrasting worksurfaces, stainless steel sink with mixer taps & tiled splash backs,

plumbed for a washing machine & space to accommodate appliances.

The two double bedrooms are situated on the first floor alongside the large family bathroom which comprises of a three piece suite in white with chrome fittings, large shower cubicle & finished with floor to ceiling tiling. Separate home office space potential dressing room/ walking wardrobe.

Externally the property benefits from ample off road parking & large lawn gardens to both the front & rear.

UPVC Doubled Glazed & Gas central heated. Offered with NO CHAIN!! An opportunity not to missed!! Call today to organise your viewing!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Renovation Project, Detached Property, Planning Permission Granted For A Double Story Extension.

Rating authority
Borough Council Tax Band D

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