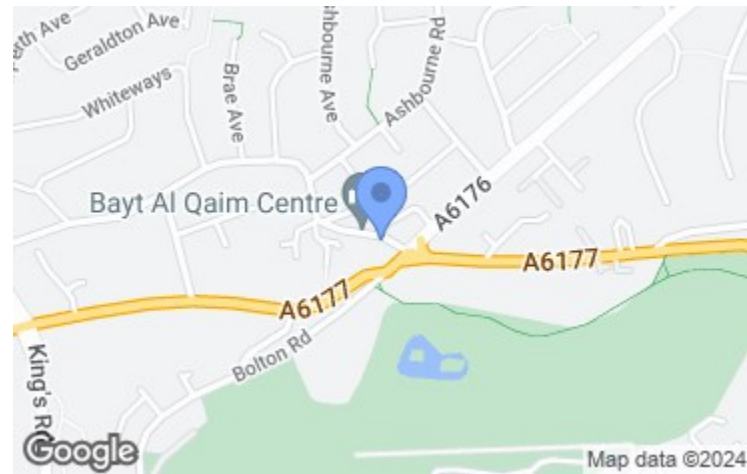




Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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>51</b>	<b>80</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Viewing arrangements**

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

**Directions**

See Mapping.



**Bolton Lane, Bradford, BD2 4AA**  
**Offers In The Region Of £120,000**

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.



# Bolton Lane, Bradford, BD2 4AA

 1  3  1

Stone Mid Terrace \*\* Three Bedrooms \*\* Modern Kitchen \*\* 4 Piece Bathroom Suite \*\* Spacious Lounge \*\* Study Area \*\* Close To Amenities \*\* Great First Home Or Investment Opportunity \*\* Located on Bolton Lane in Bradford BD2 4AA, this charming mid-terrace house offers one reception room, three large bedrooms, and a well-appointed bathroom, this property is perfect for those seeking a comfortable and convenient living space.

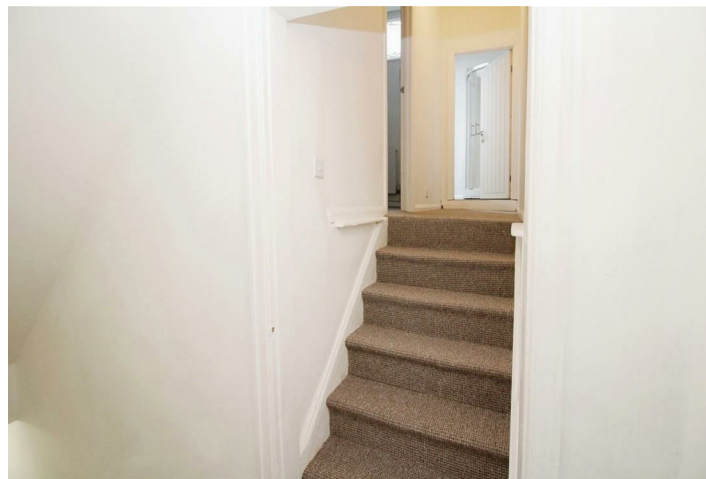
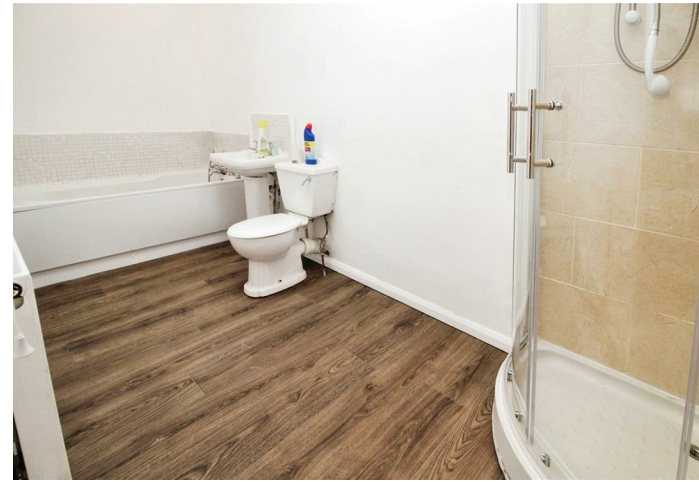
As you step inside, you are greeted by a spacious lounge that exudes warmth and comfort. The coved ceiling adds a touch of elegance, while the light painted walls create a bright and airy atmosphere. The central heating radiator ensures that you stay cosy during the colder months, making this room the perfect place to relax and unwind.

The modern Ivory gloss kitchen is a chef's delight, featuring dark wood effect worktops that beautifully contrast with the stainless steel sink and mixer tap. With a brushed chrome integrated oven, gas hob, and extraction chimney, cooking meals will be a breeze. The tiled floor not only adds a touch of sophistication but also makes cleaning up a simple task.

Upstairs, you will find three bedrooms, each thoughtfully designed with light décor and carpet flooring for a cosy feel. Bedroom 3 is a unique attic room with two Velux windows, offering a peaceful retreat with a versatile study area just below.

The four-piece bathroom is a luxurious sanctuary, complete with a bath, cubicle shower, hand wash pedestal, and WC. The tiled splashbacks add a stylish touch, creating a spa-like ambiance where you can unwind after a long day.

Situated close to local amenities, schools, and motorway links, this property offers both convenience and comfort. Whether you are looking for your ideal first home or an investment opportunity, this house on Bolton Lane is sure to exceed your expectations. Don't miss out on the chance to make this property your own and experience the best of what Bradford has to offer.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

Fixtures & fittings  
Ideal First Home Or Investment

Rating authority  
Borough Council Tax Band A

Services  
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Freehold