

Ground Floor



First Floor

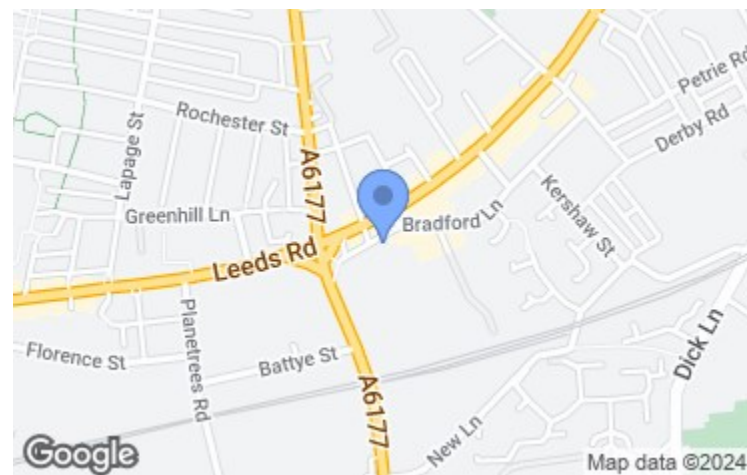
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements

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



Directions

see mapping



Mortimer Row, Bradford, BD3 8LN
Offers Over £99,950

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.



Mortimer Row, Bradford, BD3 8LN



**** IMMACULATE PROPERTY ** FULLY REFURBISHED ** GRADE 2 LISTED ** 2 BEDROOMS ** MODERN KITCHEN & BATHROOM ** CONSERVATORY ** LANDSCAPED GARDEN WITH STORE ROOM ** QUIET CUL-DE-SAC ** CLOSE TO LOCAL AMENITIES **** This lovely property is well presented throughout benefiting from a modern kitchen, shower room & enclosed garden to the rear. Situated in a popular residential location close to the city centre with a wealth of amenities just a short stroll away!

The accommodation comprises: spacious lounge benefiting from a feature fire surround with marble hearth and back & inset brushed chrome living flame gas fire, picture window with vertical blinds allowing lots of natural light to flow in complemented by modern décor, beamed ceiling and laminate wood floor.

The modern fitted kitchen consists of a range of base & wall units in gloss white with complementary granite effect work surfaces and splash backs with ceramic sink & mixer tap. Integrated oven & gas hob with over head extractor hood. Plumbed for a washing machine & space to



accommodate a free standing fridge freezer. Finished with grey ash ceramic tiled floor. PVCu glazed door leads to a spacious conservatory offering additional reception space, having modern tongue & groove matt grey panelling with grey ash tiled floor. Multi pane windows offer an abundance of natural light.

Stairs provide access to the two first floor bedrooms, one generous master bedroom & a second spacious single, both finished with modern décor, carpet flooring and fitted mirrored wardrobes. The contemporary shower room comprises of a three piece suite in white with chrome fittings, over sized curved shower cubical, gloss white vanity hand wash with over mirror, push button w.c. and finished with bathroom cabinet and fully tiled ceramic walls

Externally the property benefits from an enclosed private landscaped garden with raised timber decking area with balustrade, laid level lawn, raised planters and store room.

D/Glazed & C/Heated



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is an immaculate, fully refurbished, 2 bedroom, Grade 2 listed cottage with a conservatory, landscaped garden and store room located in a quiet cul-de-sac.

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