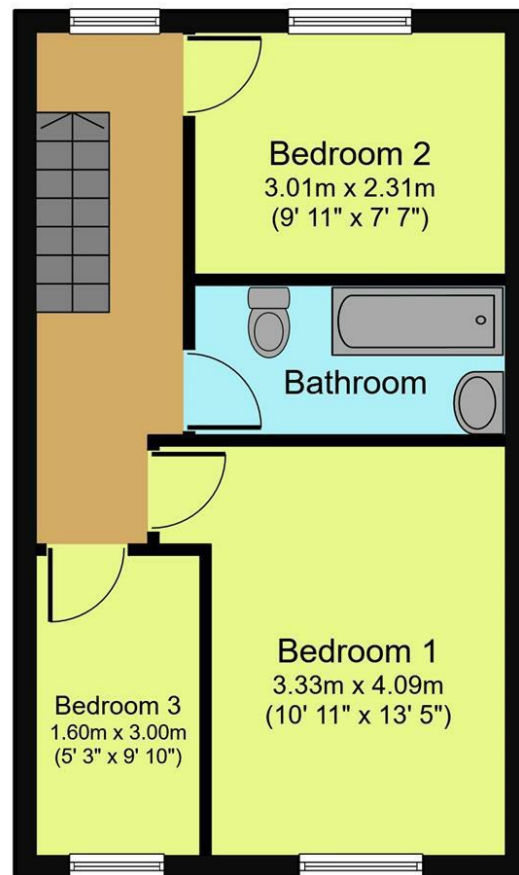




Ground Floor



First Floor

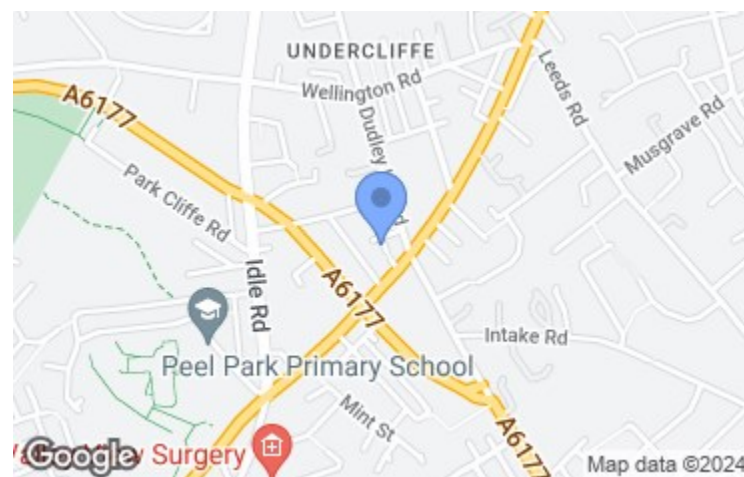
Created using Vision Publisher™



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</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

**Viewing arrangements**

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



**Directions**

See Mapping.



**Summerset Place, Bradford, BD2 3AD**  
**Offers In The Region Of £90,000**

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.



Summerset Place, Bradford, BD2 3AD



**\*\* STONE THROUGH TERRACE \*\* THREE BEDROOMS \*\* DINING KITCHEN \*\* IDEAL FIRST HOME, FAMILY HOME OR INVESTMENT \*\* NEW ROOF APPROX 3/4 YEARS AGO \*\* BOILER 2 YEARS OLD \*\* USEFUL CELLAR \*\*** Recently refurbished is this well presented stone terrace property offers spacious accommodation over two floors and is surrounded by a wealth of amenities & handily positioned for local schools & transport links.

The accommodation comprises: Hardwood door leads into the spacious living room benefiting from fresh painted walls with open chimney breast with Yorkshire stone hearth, cornice ceiling, radiator cover and new fitted carpet.

The fitted dining kitchen consisting of a range of light oak base & wall units with brushed chrome handles, complementary worksurfaces, stainless steel sink with mixer tap & tiled splash backs. Integrated brushed chrome oven, electric hob with over extraction chimney, space for fridge/freezer, washer, dishwasher and finished with light painted walls and grey ash flooring.

Dry basement storage with under floor insulation and damp proofing.

All three bedrooms are situated on the first floor alongside the family bathroom, bedroom 1 has a featured papered chimney breast with the original cast Iron fire surround. Bedrooms 2 & 3 are of a generous size with light décor and new fitted carpet. The house bathroom comprises three piece suite with bath tub, chrome fittings, pedestal hand wash and W.C. Finished with ceramic part tiling with dado rail, fresh painted wall and new cushion flooring.

Externally the property benefits from an Yorkshire stone paved rear garden with raised area, timber fencing and gate.

Double glazing & gas central heating.



**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

Services  
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Tenure  
Freehold