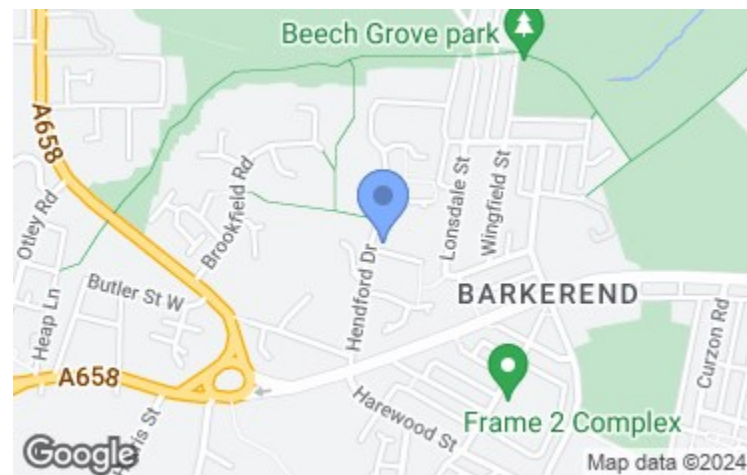




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

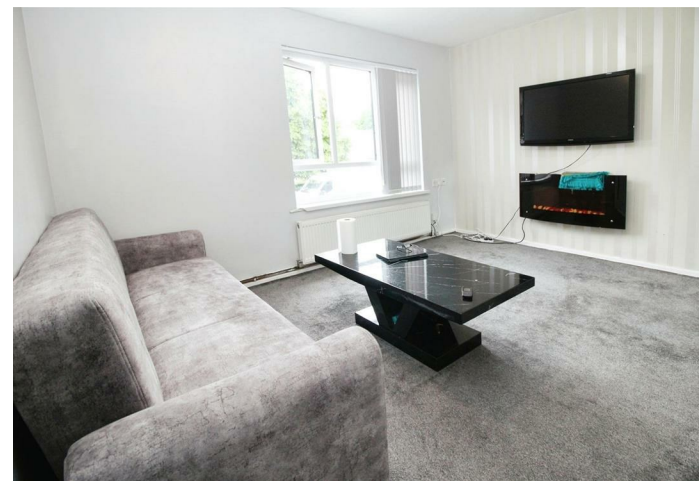


### Viewing arrangements

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

### Directions

See Mapping



**Hendford Drive, Bradford, BD3 0SQ**

**£58,000**

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.



# Hendford Drive, Bradford, BD3 0SQ



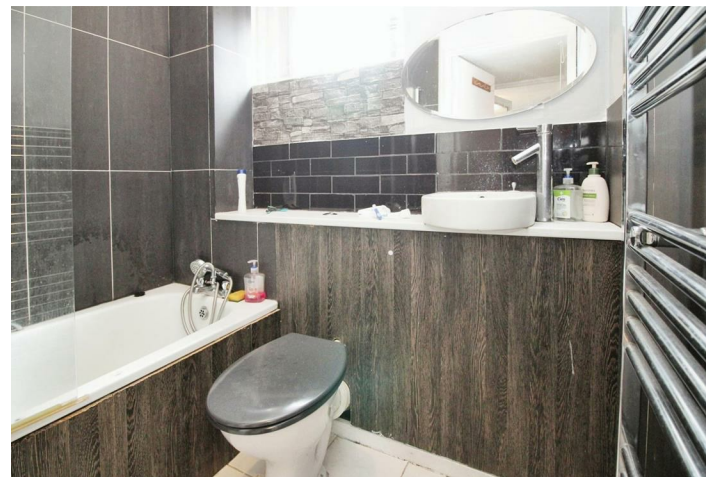
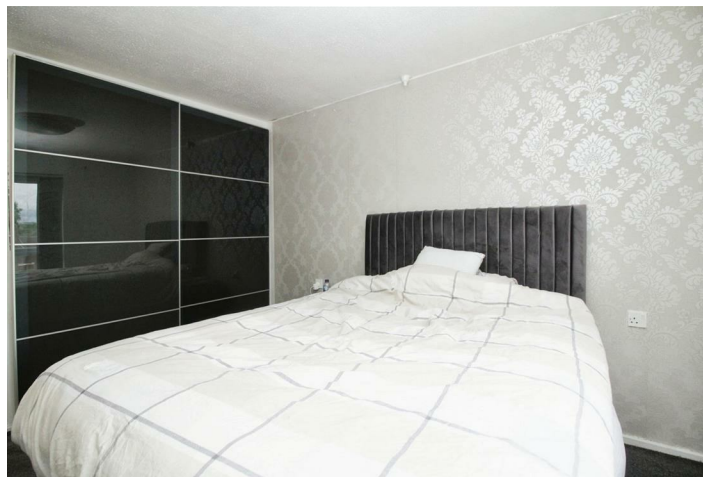
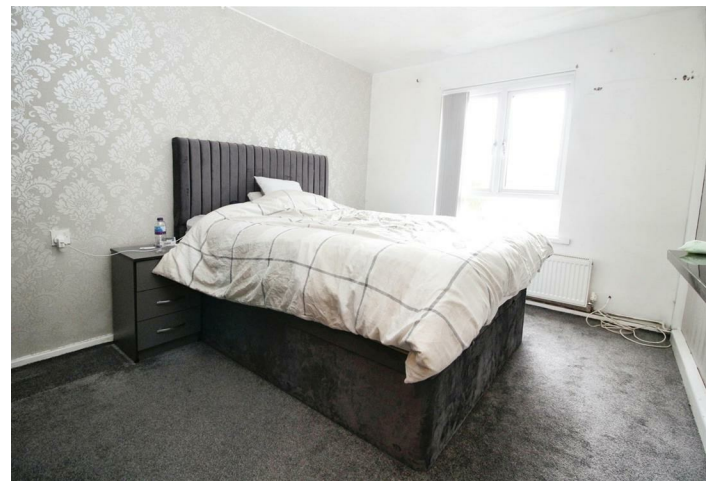
**\*\* FIRST FLOOR APARTMENT\*\* ONE BEDROOM \*\* WELL PRESENTED\*\* POPULAR LOCATION \*\* IDEAL FIRST TIME BUY/INVESTMENT PURCHASE \*\***

This well presented ONE bedroom apartment offers spacious well presented living accommodation situated in a popular location close to a wealth of amenities & handily positioned just outside the city centre.

The accommodation briefly comprises: secure communal entrance provides access to a staircase leading to the first floor, entrance hall, spacious lounge benefiting from a wall mounted plasma style fire, picture window allowing lots of light to flow in complemented by light fresh décor. The modern fitted kitchen consists of a range of base & wall units in maple with contrasting worksurfaces, stainless steel sink with mixer taps & tiled splash backs. Space to accommodate a free standing oven with over head extractor hood, plumbed for a washing machine and finished with vinyl flooring. The spacious double bedroom benefits from a

wall of fitted sliding wardrobes & is again finished with tasteful décor. Modern fitted bathroom with a three piece suite in white with chrome fittings, over bath shower & finished with decorative tiling & panelling.

UPVC Double glazed & gas central heated.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Ideal purchase for first time buyers, one bedroom first floor apartment situated in a popular location.

**Rating authority**  
Borough Council Tax Band A

**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**  
Leasehold