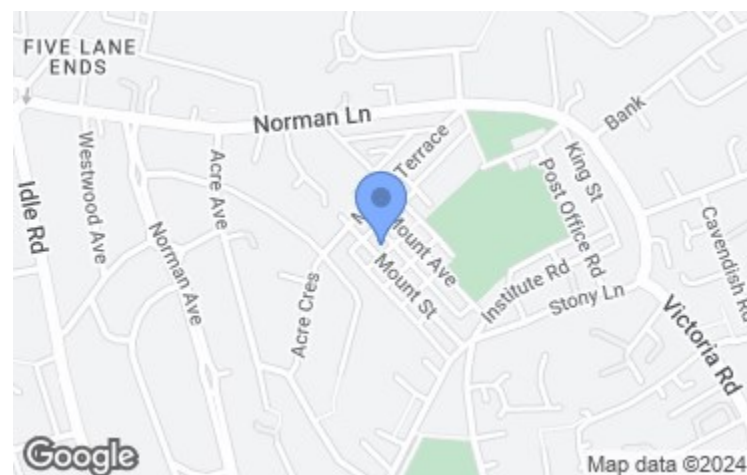


Created using Vision Publisher™



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>England &amp; Wales</b>		60	80
EU Directive 2002/91/EC			

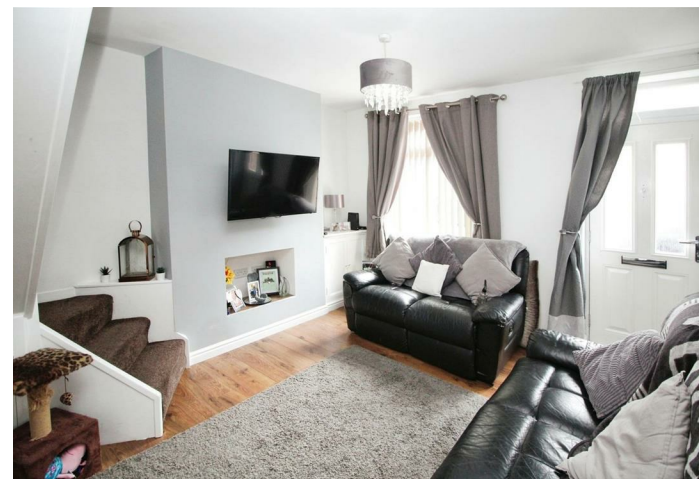


**Viewing arrangements**

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

**Directions**

see mapping



**Mount Street, Bradford, BD2 2JH**  
**Offers In The Region Of £145,000**

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.





# Mount Street, Bradford, BD2 2JH

 1  2  1

**\*\* 2 BEDROOMS + OCCASIONAL ATTIC ROOM \*\* 2 RECEPTION ROOMS \*\* IMMACULATE PROPERTY \*\* MODERN KITCHEN \*\* 4 PIECE MODERN BATHROOM \*\* MID TERRACE \*\* POPULAR LOCATION \*\* CLOSE TO A VARIETY OF LOCAL AMENITIES \*\***

This is an immaculate 2 bedroom terraced property with 2 reception rooms, an occasional attic room and a modern kitchen & bathroom.

The property briefly comprises:- Access is through a composite door into the stylish living room which has an open staircase, alcove storage cupboard, light decor and finished with laminate flooring. From here you can access the second reception room which has the same light decor and laminate flooring. Double doors lead to the kitchen.

The kitchen is fitted with a range of wall and base units in Teak with contrasting dark work tops and complementary black "metro" style splash back tiling. There is an integrated oven,

gas hob with extractor over, stainless steel sink with mixer tap, plumbing for a washing machine, ceiling spots and finished with a tiled floor.

Upstairs you will find 2 double bedrooms along side the family bathroom. There is access to the occasional attic room via a fixed ladder in bedroom 2.

The bathroom comprises:- 4 piece suite in white including panelled bath, double shower cubicle, pedestal sink and push button WC. There is attractive white "metro" style wall tiles and is finished with floor tiling.

Outside to the rear there is an enclosed low maintenance garden with a purpose built brick storage shed complete with power and light.

**THIS IS A MUST SEE PROPERTY SO BOOK YOUR VIEWING EARLY TO AVOID DISAPOINTMENT!**



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

## Fixtures & fittings

This is an immaculate 2 bedroom terraced property with an occasional loft room, 4 piece modern bathroom and modern kitchen

Rating authority  
Borough Council Tax Band A

## Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to Mortgages with JD, Hanie & Co, who are authorised and regulated by the Financial conduct Authority.

Tenure  
Freehold