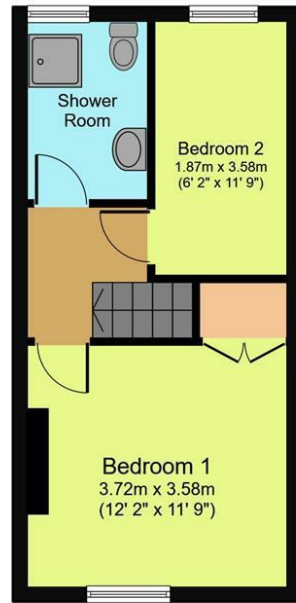


Ground Floor

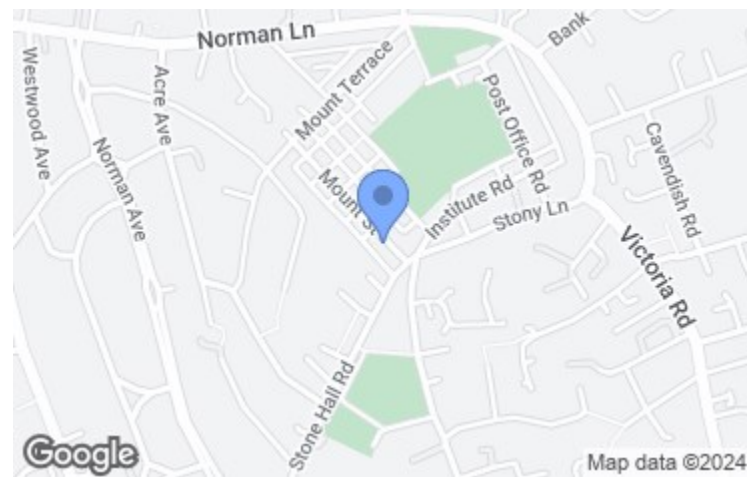


First Floor

Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Directions**

see mapping

**Viewing arrangements**

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



**Mount Street, Bradford, BD2 2JN  
Offers In The Region Of £120,000**

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.





**\*\* TERRACED PROPERTY \*\* 2 DOUBLE BEDROOMS \*\* 2 RECEPTION ROOMS \*\* REAR PORCH \*\* GAS CENTRAL HEATING \*\* uPVC DOUBLE GLAZED \*\* REQUIRES SOME MODERNISATION \*\***

If you are looking for a property which you can add your own stamp to then this may be the one for you! This is a 2 bedroom Yorkshire stone terrace property with 2 reception rooms in a popular location which is close to a wealth of local amenities.

The property briefly comprises:- Access is through a uPVC door into the front living room.

The living room has a feature electric fire with surround and hearth, dado rail, cornice ceiling decor, radiator and carpet flooring. An Art Deco style door leads to the second living room/dining room which has a gas fire, dado rail, under stairs storage cupboard, radiator and is finished with cushion flooring. A further door leads to the kitchen.

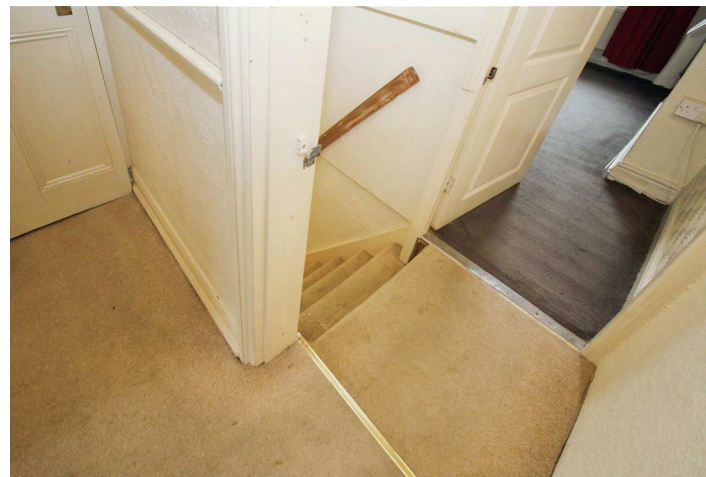
The kitchen is fitted with a range of wall and base units in white with contrasting beech work tops and complementary white splash back tiling. There is a stainless steel sink with mixer tap, integrated oven, gas hob with extractor over, plumbing for a dishwasher and washing machine, space for a fridge/freezer, an exit door to the rear porch and is finished with cushion flooring.

Upstairs you will find the two bedrooms and shower room. One of the bedrooms benefits from fitted wardrobes.

The shower room comprises:- shower cubicle, pedestal sink and push button WC. This room has a dado rail is part tiled and finished with carpet flooring.

Outside to the rear there is an enclosed rear garden which is currently flagged and there are two timber outhouses/sheds.

Gas central heating and uPVC double glazed. The property does require some modernisation.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

This is a 2 bedroom Yorkshire stone terrace with 2 reception rooms in a popular area, close to local amenities

**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