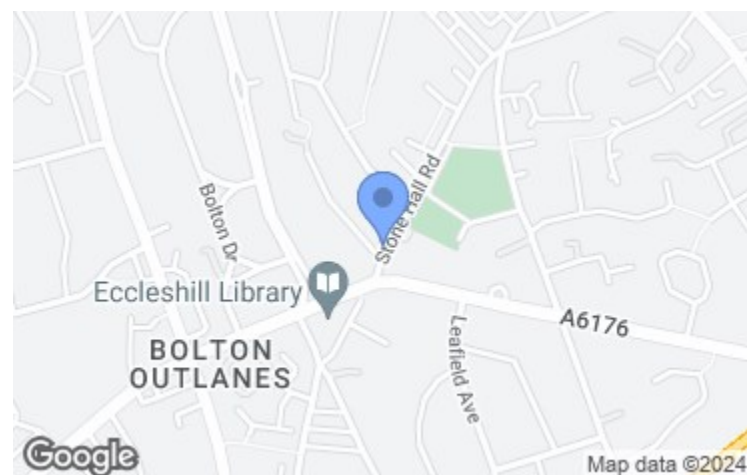


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### Viewing arrangements

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

### Directions

see mapping



**Stone Hall Road, Bradford, BD2 2EJ**  
**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.



Stone Hall Road, Bradford, BD2 2EJ



**\*\* 1 BEDROOM TERRACE \*\* GREAT OPEN PLAN LIVING SPACE \*\* SHORT DISTANCE TO LOCAL SHOPS & AMENITIES \*\* WELL PRESENTED \*\* HANDY BUS ROUTES TO LEEDS AND BRADFORD CITY CENTRES \*\* NO ONWARD CHAIN \*\* APPEALING FOR FIRST TIME BUYERS BUY TO LET LANDLORDS & DOWNSIZERS \*\***

The property briefly comprises:- Access is through a timber door into the entrance vestibule. A further door leads into the open plan living area.

The kitchen is fitted with a range of wall and base units in Beech with contrasting dark work tops and complementary splash back tiling. There is an integrated oven, gas hob with extractor over, stainless steel sink with mixer tap, plumbing for a washing machine, ample space for living and dining furniture, radiator, laminate flooring and light decor. There is also access to a substantial cellar with central heating radiator offering great storage.

Stairs rise to the first floor landing and on to a double bedroom and modern bathroom.

The double bedroom has light decor, a feature papered wall, carpet flooring and offers good space for 'stand alone' furniture.

The bathroom has a white three piece suite comprising:- A panelled bath with shower over and glass shower screen, pedestal hand wash basin, push button WC. and a chrome ladder towel rail, Light decor, part tiled to the walls and finished with cushion flooring.

On street parking available.

**GAS CENTRAL HEATING AND uPVC DOUBLE GLAZED THROUGHOUT.**



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

This is a well presented 1 bedroom terraced property which would suit first time buyers, buy to let landlords and downsizers.

**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