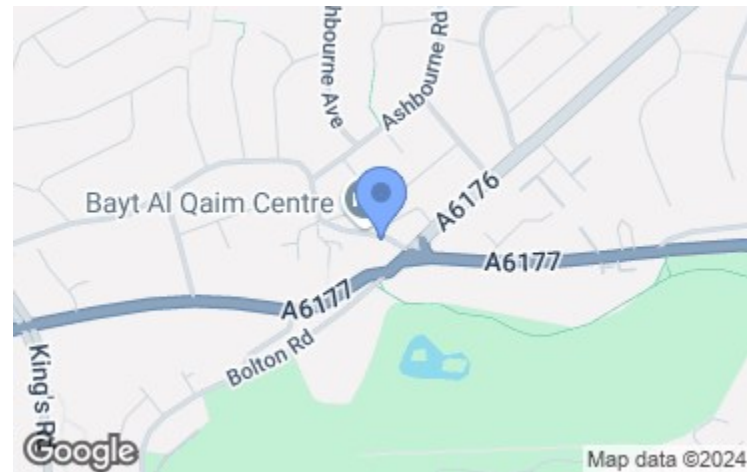




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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@wwestateagents.com

**Directions**

See Mapping.



**Bolton Lane, Bradford, BD2 4AA**  
**Auction Guide £90,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.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.





FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION \*\* STARTING BIDS £90,000 \*\* FEES APPLY \*\* End Stone Terrace \*\* 2 Bedrooms \*\* Dining Kitchen \*\* Bathroom & 2 x WC's (1 en-suite) \*\* Spacious Lounge \*\* Close To Amenities \*\* Great First Home Or Investment Opportunity \*\*

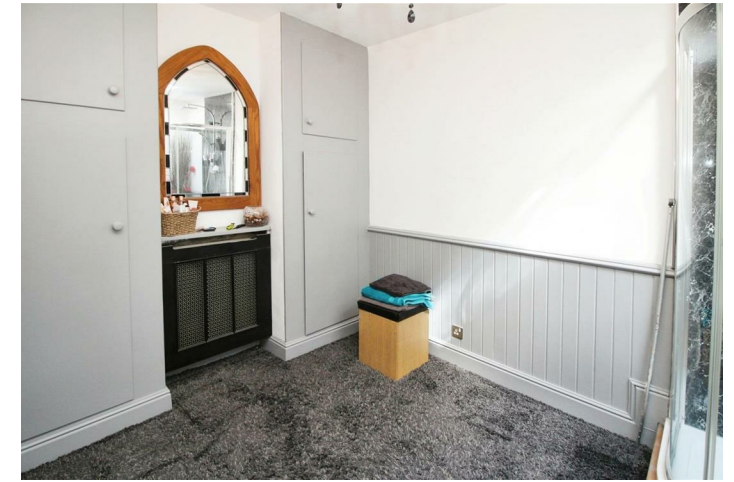
As you step inside, you are greeted by a spacious lounge with period feature Stone fire surround with inset log burner sat on a stone hearth, exposed Yorkshire stone wall, high beamed ceiling with picture rail, light painted walls create a bright and airy atmosphere. Two oak effect double glazed windows allow lots of natural light and finished with carpet floor.

The Dining kitchen has range of Pine base and wall units with light worktops, acrylic sink with mixer tap and tiled splash backs. Integrated brushed chrome double oven, 5 burner gas hob, and extraction hood. Space for dining table and chairs, fridge/freezer and plumbing for washing machine. Useful walk-in storage.

Upstairs, you will find 2 bedrooms, each thoughtfully designed with light décor and carpet flooring. Bedroom 1 has an en-suite WC with wash basin and there's an additional guest cloak on the second floor landing. Bedroom 2 is a unique attic room with Velux window, beamed ceiling and finished with carpet flooring.

The four-piece bathroom is complete with a Victorian roll top bath with chrome mixer and hose taps, ball & claw feet, double curved cubicle shower, hand wash pedestal and WC. Dado and grey panelled walls with stripped stained floor boards to one half and carpet flooring to the other side. Ample bespoke fitted storage in this over sized bathroom. Could be split to make an additional third bedroom.

Situated close to local amenities, schools, and motorway links, this property offers both convenience and comfort. Whether you are looking for your ideal first home or an investment opportunity, this house on Bolton Lane is sure to exceed your expectations.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Great First Home Or Investment Opportunity.

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  
Freehold