



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Directions

See mapping



Viewing arrangements

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

Springfield Road, Leeds, West Yorkshire LS27 9PN

£125,000

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.



STONE MID TERRACE ** ONE BEDROOM ** OPEN PLAN LOUNGE/KITCHEN ** WELL PRESENTED ** QUIET LOCATION ** ON STREET PARKING ** NO ONWARD CHAIN ** CLOSE TO LOCAL AMENITIES ** This mid stone terrace offers spacious accommodation over three floors and is handily positioned for local amenities & transport links.

The property briefly comprises:- Access via PVCu door into storm porch with ceramic tiled floor, this leads to secondary timber door into entrance vestibule. Archway leads into the open plan lounge/Kitchen which features an Adams style surround with marble back and hearth, inset living flame gas fire, ceiling cornice, wall lights, fitted shelves, PVCu picture window with venetian blind allow lots of natural light to flow, central heating radiator and carpet flooring.

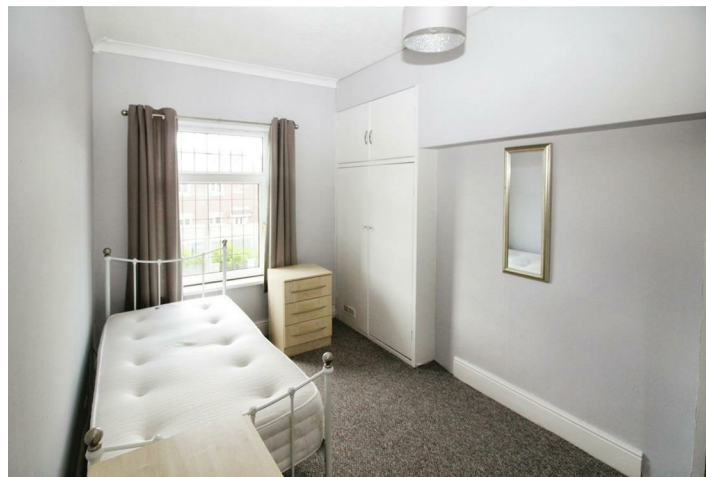
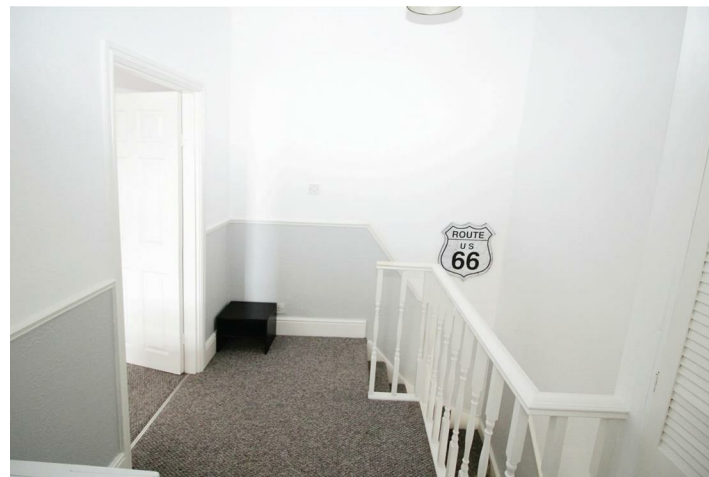
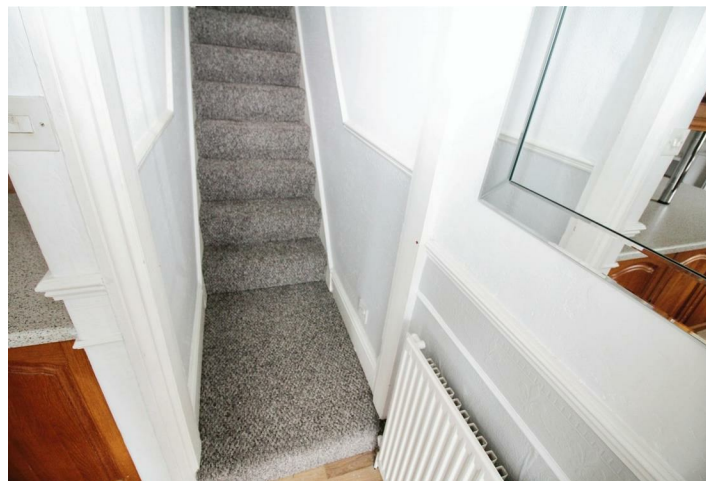
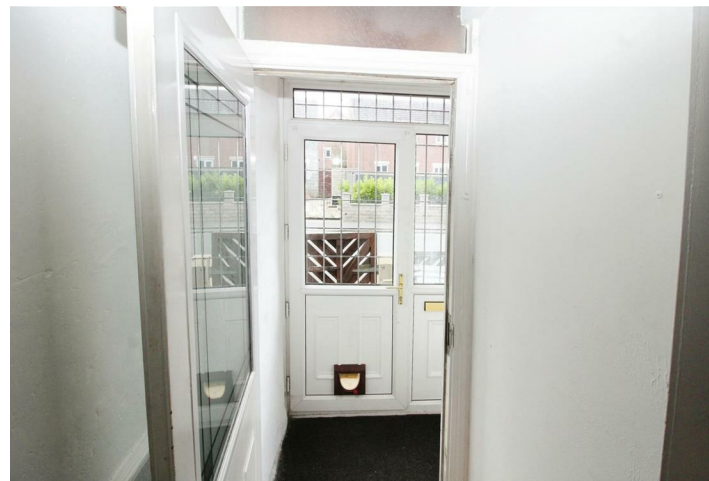
The kitchen area is fitted with a wide range of oak base and wall units with complementary worksurfaces, stainless steel sink with mixer tap, Integrated double oven, gas hob with over extraction hood, Breakfast bar with over glazed

display units, Includes fridge, washer, tumble dryer and finished with wood effect cushion flooring. Access to useful basement storage.

Carpet stairs rise to first floor landing leading to the double bedroom and house bathroom. The landing area is a good size with airing storage cupboard, spindled balustrade and carpet flooring. Similar properties have reconfigured this area to add an addition bedroom. The bedroom has light painted walls, picture window, central heating radiator, carpet flooring and two sets of fitted wardrobes with over storage cupboards.

The house bathroom comprises:- panelled bath with over power shower & splash screen, pedestal sink, low level W.C. shaver point, 2 x opaque windows with venetian blinds, central heating radiator and finished with part ceramic tiled walls & cushion flooring.

Externally to the front there is a gravel yard with Yorkshire stone walling, timber fence and gate.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Ideal First Home Or Investment Property.....

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