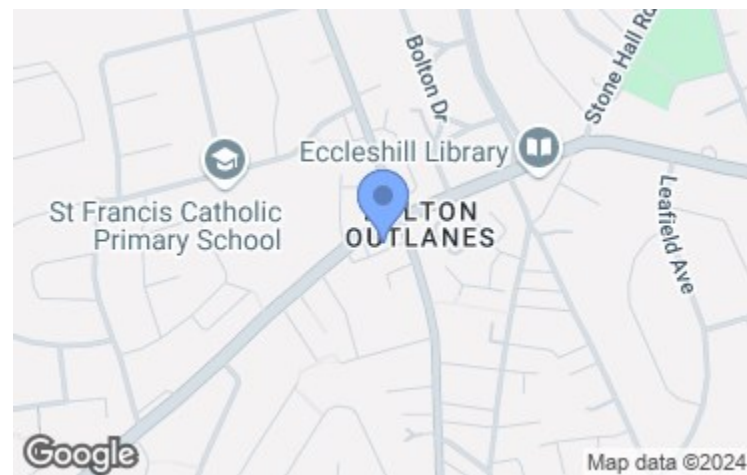




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	73
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.

Junction Row, Bradford, BD2 4JZ
Offers Over £75,000

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.



Junction Row, Bradford, BD2 4JZ



**** STONE BACK TO BACK TERRACE ** ONE BEDROOM ** FRESH DECOR ** MODERN KITCHEN ** NO CHAIN ** OPEN PLAN LOUNGE ** POPULAR LOCATION ** IDEAL PROPERTY FOR FIRST TIME BUYERS/BUY TO LET INVESTOR **** This well maintained terrace offers spacious accommodation with a neutral finish. Situated in the popular location of Eccleshill with a wealth of amenities to hand as well as being ideally situated for commuting to the city centre.

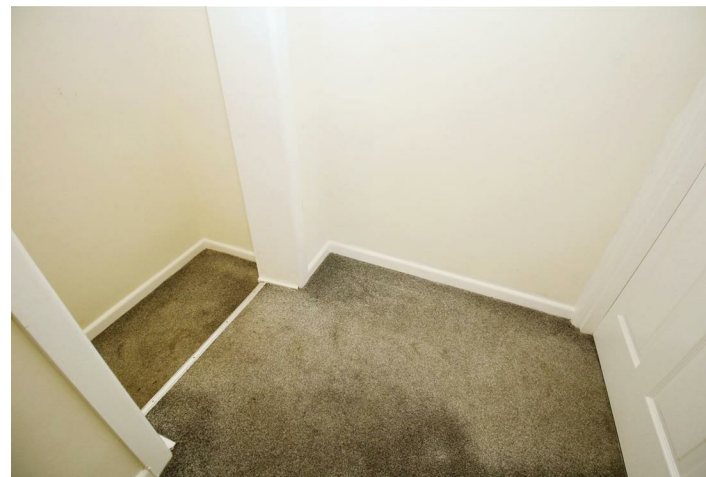
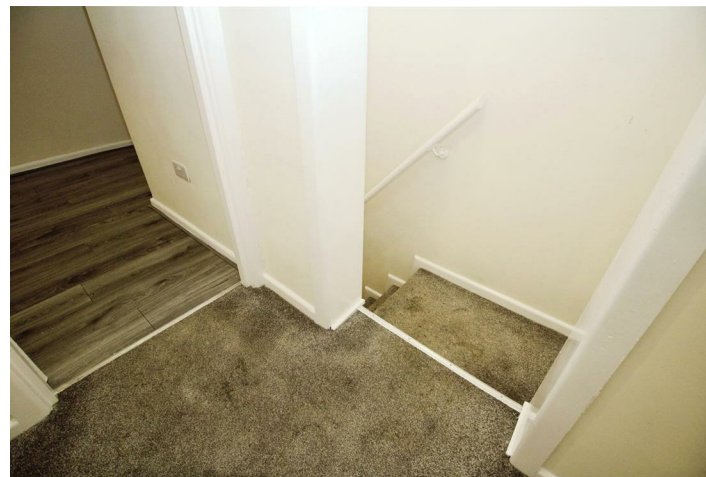
The accommodation briefly comprises: spacious open plan lounge benefiting from picture window providing a front outlook & finished with neutral décor. The modern fitted kitchen consists of a range of base & wall units in dove grey with complementary work surfaces, stainless steel sink with mixer taps & tiled splash backs, integrated electric oven with electric hob & over head extractor. Plumbed for a washing machine, space for a fridge freezer and access to cellar head storage.

Stairs from the lounge provide access to the first

floor bedroom & bathroom. The good sized bedroom benefits from laminate floor and finished with light fresh neutral décor. The fitted bathroom comprises of a three piece suite in white with chrome fittings, shower from hose, pedestal hand wash and W.C. finished with wall tiling and cushion floor.

Externally the property benefits from an enclosed court yard garden/parking.

Double glazed & gas central heated throughout. No Chain!



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