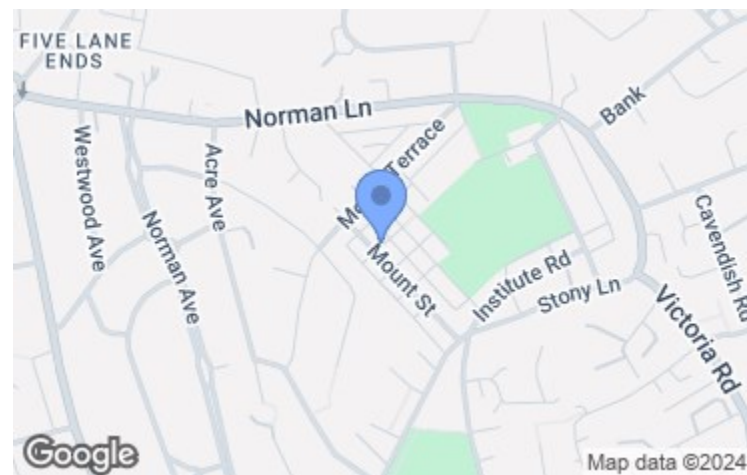




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Viewing arrangements**

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

**Directions**

See Mapping.



**Mount Street, Bradford, BD2 2JH**  
**Offers Over £110,000**

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.



Mount Street, Bradford, BD2 2JH



**\*\* END THROUGH TERRACE \*\* 2 DOUBLE BEDROOMS \*\* 2 RECEPTION ROOMS \*\* SPACIOUS BATHROOM \*\* GAS CENTRAL HEATING \*\* PVCu 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 gas fire set on tiled hearth and surround, cornice ceiling, fitted storage, light décor, radiator and carpet flooring. An Art Deco style door leads to the second living room/dining room which has a timber surround, rear elevation window, under stairs storage cupboard, radiator and carpet flooring. A further door leads to the kitchen.

The kitchen is fitted with a range of timber wall

and base units with contrasting worktops and complementary splash back tiling. There is a stainless steel sink with mixer tap, plumbing for a dishwasher and washing machine, space for a fridge/freezer, an exit door to the rear garden.

Upstairs you will find the two bedrooms and house bathroom room. One of the bedrooms benefits walk-in storage. The bathroom comprises:- A white cast Iron bath tub, pedestal sink unit and W.C. This room has part tiled splashbacks, cushion/carpet floor and a range of floor to ceiling storage cupboards.

Outside to the rear there is an enclosed garden which is currently flagged, Yorkshire stone boundary walling.

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

<p><b>Fixtures &amp; fittings</b> Ideal First Home Or Investment, Priced to Sell</p> <p><b>Rating authority</b> Borough Council Tax Band</p>	<p><b>Services</b> INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p><b>Tenure</b> Freehold</p>
--	---