

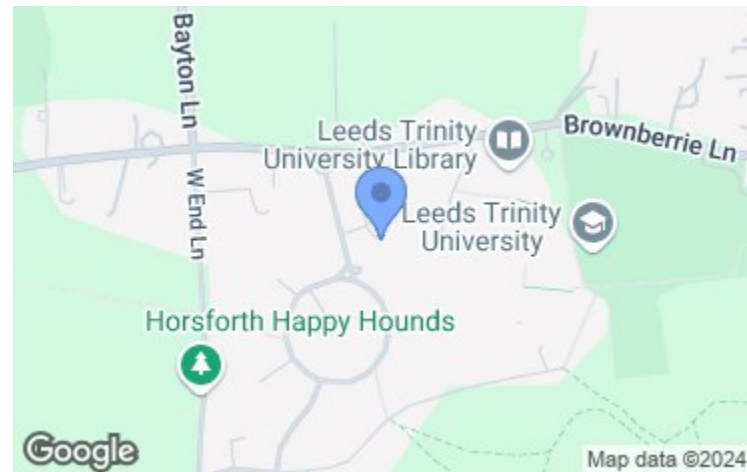
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing arrangements

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



Directions

See Mapping.



Southway, Leeds, LS18 5RN
Auction Guide £160,000

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.



**** CASH BUYERS ONLY ** FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION ** STARTING BIDS £180,000 ** FEES APPLY ** FIRST FLOOR APARTMENT ** 2 DOUBLE BEDROOMS ** SOUGHT AFTER LOCATION ** QUIET CUL-DE-SAC ** CLOSE TO GOOD SCHOOLS, TRAIN STATION & LOCAL AMENITIES ** NO CHAIN ** REQUIRES MODERNISATION ****

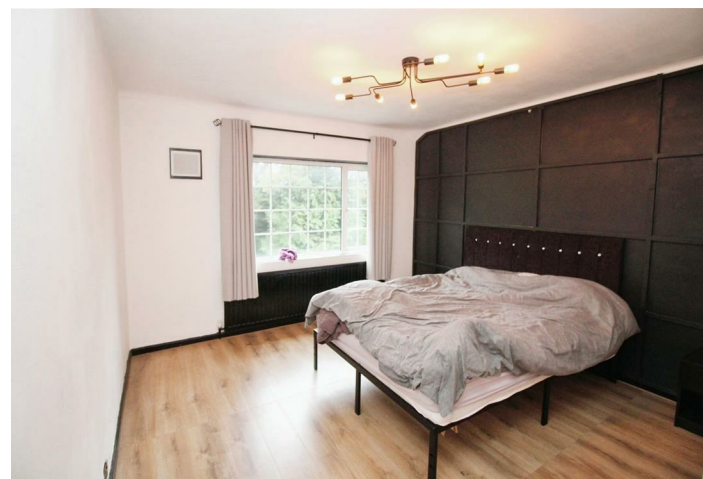
Fantastic opportunity to acquire one of the larger apartments within this highly regarded and exclusive area. The apartment offers particularly generous accommodation, which includes on the ground floor a welcoming entrance hall with useful storage cupboard, stairs to large landing giving access to all room and loft.

The kitchen is fitted with a range of wall and base units in white with contrasting light grey worktops and complementary splash back tiling. Integrated fridge & space for free standing oven. Stainless steel sink with mixer

tap, plumbing for a washing machine, space for a fridge/freezer and finished with cushion flooring.

The living room is bright and airy thanks to its dual aspect windows allowing an abundance of natural light to flow, Teak surround with gas fire, archway to dining area. There are two double bedrooms, with light decor and walk-In storage. The bathroom comprises:- A three piece suite in white including double cubicle shower, pedestal sink and push button WC. The room is fully tiled and finished with vinyl flooring.

Outside is a large private rear garden with patio and lawn.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings SOLD BY AUCTION CASH BUYERS ONLY	Services SOLD BY AUCTION CASH BUYERS ONLY
Rating authority Borough Council Tax Band D	Tenure Leasehold