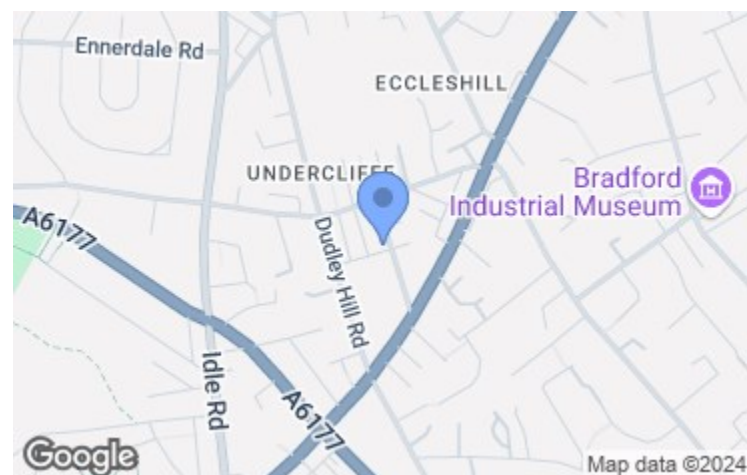




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See Mapping.

Peterborough Road, Bradford, BD2 3AR
Offers In The Region Of £100,000

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.



Peterborough Road, Bradford, BD2 3AR



**** STONE THROUGH TERRACE ** ONE BEDROOM ** MODERN OPEN PLAN ** IDEAL FIRST HOME OR INVESTMENT ** BASEMENT GAMES & OCCASIONAL ROOM**
**** This beautifully presented stone terrace property is an Ideal first home and is surrounded by a wealth of amenities & handily positioned for transport links.**

The accommodation comprises: Timber door leads into the open plan living room benefiting from a brick effect feature chimney breast wall with inset Nickle living flame gas fire with oak wood mantel shelf above, modern pendant & recessed LED lighting, freshly decorated walls, oak laminate floor and picture window allow the natural light to flow.

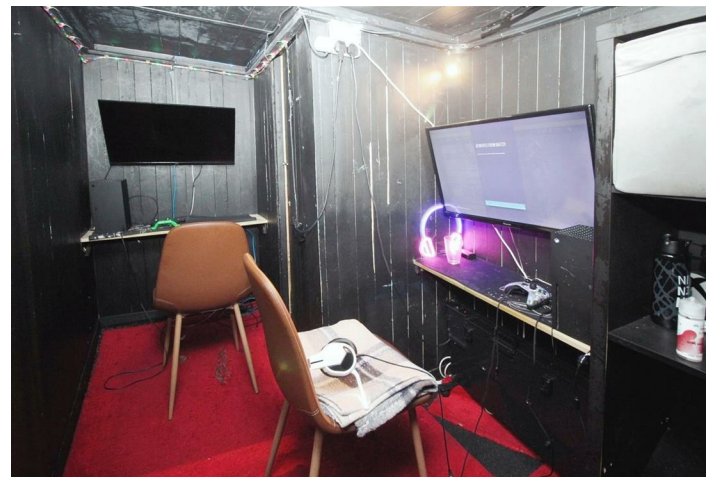
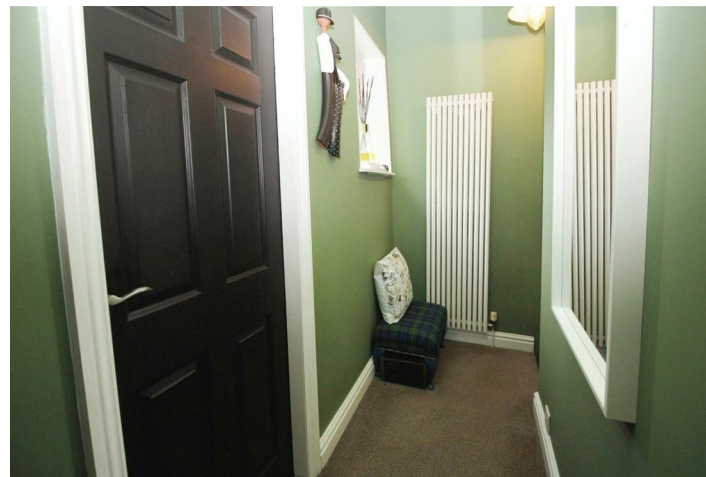
The modern fitted kitchen consisting of a range of grey base & wall units with with brushed chrome handles, complementary butchers block effect worksurfaces, stainless steel bowl with mixer tap, free standing cooker with over extraction hood, space for fridge, freezer and plumbed for washing machine. Space for

breakfast table and chairs along with access to first floor and a useful basement storage used as a games room.

The main bedroom is situated on the first floor alongside the family bathroom both, the bedroom has modern décor, fitted sliding wardrobes and stripped carpet flooring. The bathroom comprises of a deep fill bath tub with over shower with concertina splash screen, chrome fittings, chrome towel radiator, hand wash pedestal, low level push button W.C. & finished with stylish ceramic tiling and cushion flooring. There is an occasional room with bespoke cabin beds and fitted draw pack.

Externally the property benefits from a rear Yorkshire stone paved yard and access to a shared garden between 3 properties.

Double glazing & gas central heating



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