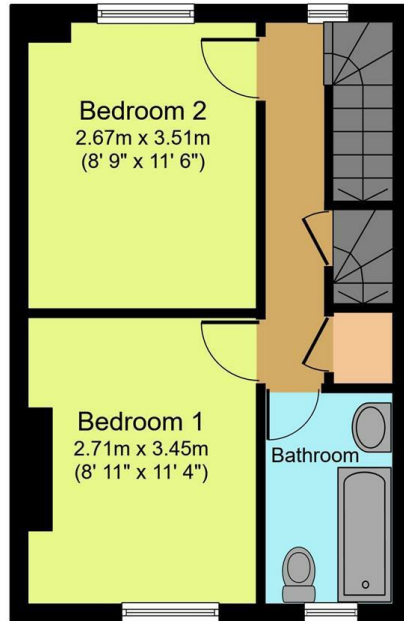
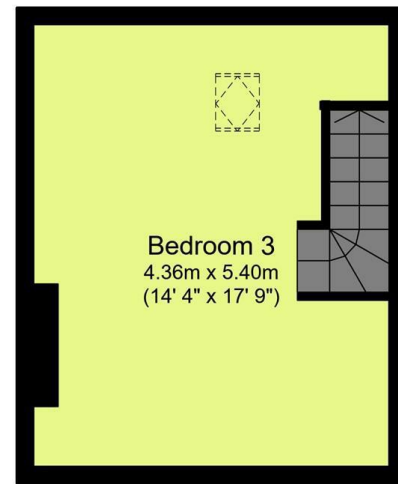


Ground Floor



First Floor



Second Floor

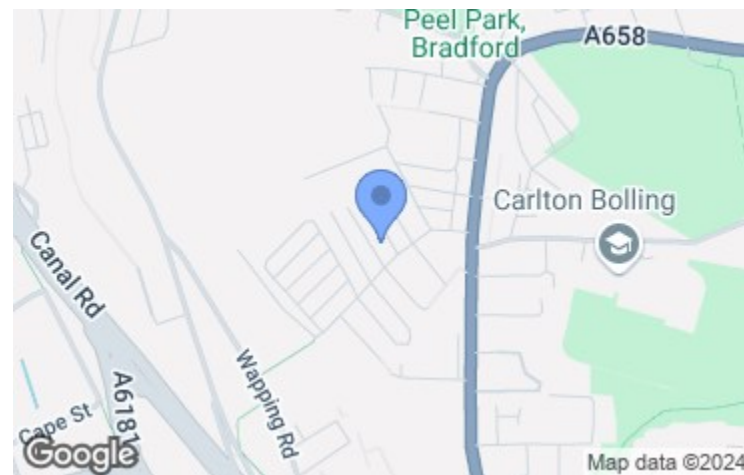
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			61
(81-91) B			
(69-80) C			
(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	

Viewing arrangements

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



Directions

See Mapping.



Falmouth Avenue, Bradford, BD3 0HL
Offers In The Region Of £95,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.



Falmouth Avenue, Bradford, BD3 0HL



**** 3 BEDROOMS ** YORKSHIRE STONE **
 THOUGH TERRACE ** CUL-DE-SAC **
 REAR YARD ** GAS CENTRAL HEATING **
 IDEAL FIRST HOME, FAMILY OR
 INVESTMENT ** NO ONWARD CHAIN ****
 This stone terrace property offers spacious
 accommodation over three floors and is
 surrounded by a wealth of amenities & handily
 positioned for local schools & transport links.

The property briefly comprises:- Entry through
 a PVCu door into spacious living room which
 has a feature papered chimney breast with
 wooden fire surround and hearth, wall lights,
 deep set cornice ceiling, light décor and is
 finished with carpet flooring, access to the first
 floor. The kitchen is fitted with a range of base
 & wall units in light oak with contrasting
 worktops and complementary tiled splash back.
 There is an integrated oven, gas hob with
 extractor over, stainless steel sink with mixer
 tap, plumbing for a washing machine, and
 PVCu door to the rear garden.

Upstairs on the first floor there are two double

bedroom with light décor and carpet flooring.
 The family bathroom offers a three piece white
 suite comprising of panelled bath tub, pedestal
 wash basin, W.C. & finished with ceramic tiles
 and cushion floor. Stairs lead from the landing
 to bedroom three with light décor, eaves
 storage, carpet flooring & Velux window.

Outside to the front there is a small yard and
 brick walling. To the rear there is a concert
 yard.



Train
 your text here



Primary School
 your text here



Secondary School
 your text here

<p>Fixtures & fittings Ideal First Home, Family Or Investment.....</p> <p>Rating authority Borough Council Tax Band A</p>	<p>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.</p> <p>Tenure Freehold</p>
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