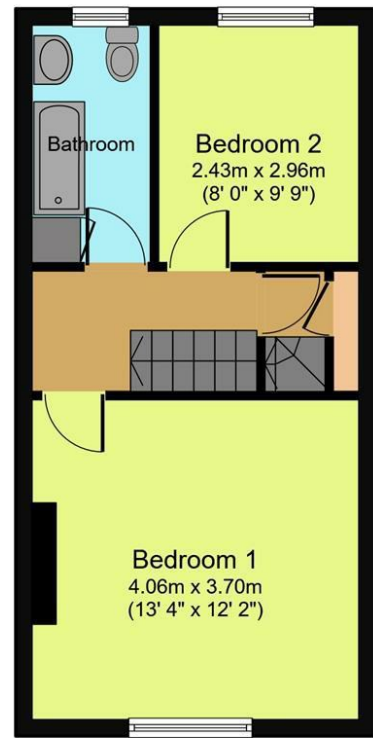
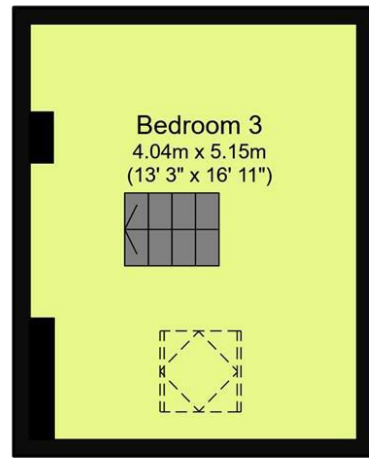


Ground Floor



First Floor



Second Floor

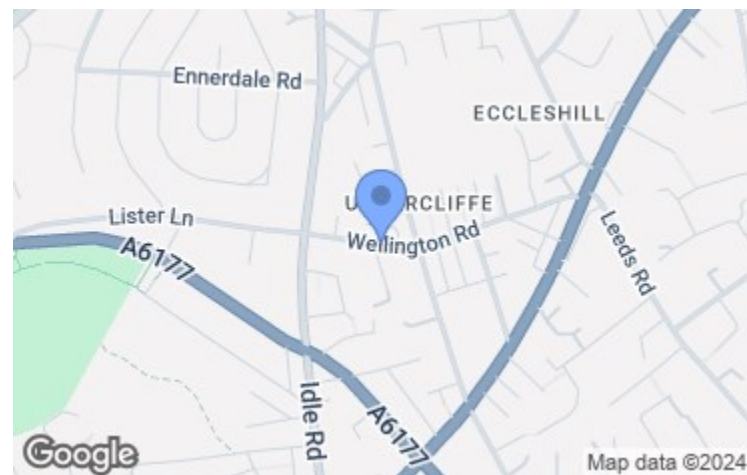
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>35</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Viewing arrangements**

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



**Directions**

See mapping.



**Wellington Road, Bradford, BD2 3AH**  
**Auction Guide £90,000**

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.



Wellington Road, Bradford, BD2 3AH



FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION \*\* STARTING BIDS £90,000 \*\* FEES APPLY \*\* STONE THROUGH TERRACE \*\* 3 BEDROOMS \*\* 2 RECEPTION ROOMS \*\* IDEAL FIRST HOME OR INVESTMENT \*\* DRY BASEMENT STORAGE \*\* This stone terrace property offers spacious accommodation over four floors and is surrounded by a wealth of amenities & handily positioned for local schools & transport links.

The accommodation comprises: Timber door leads into entrance vestibule with secondary door into hallway with Alarm, dado rail, picture rail and cornice ceiling. Th living room has a feature Adams style Mahogany surround with Victorian style tiled hearth & back with a brass living flame fire, front elevation picture window allowing lots of natural light, wall lights, coved ceiling and carpet flooring. The second reception/dining room has fitted timber storage/display units, wall mounted gas fire/boiler, picture rail and access to the dry storage cellars.

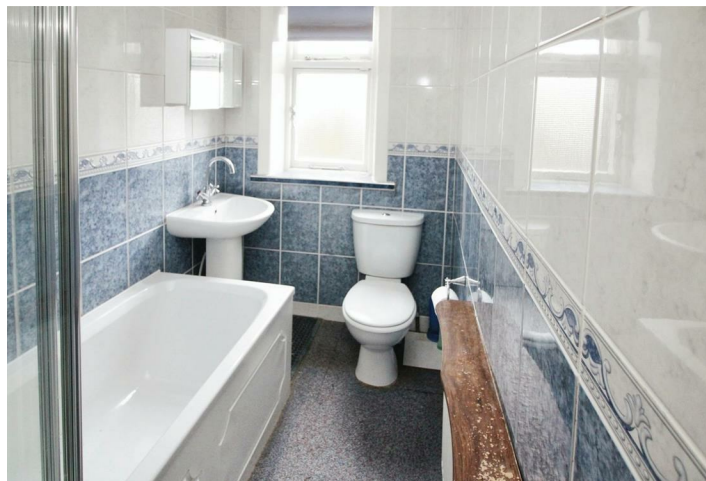
The kitchen consisting of a range of base & wall units with worksurfaces, stainless steel and ceramic tiled splash backs. Space for cooker, fridge and

plumbed for washing machine. Access to rear yard.

Two bedrooms are situated on the first floor alongside the family bathroom both are finished with light décor and carpet flooring. The bathroom comprises of a white 3 piece suite with bath tub, over electric shower with concertina glass splash screen, chrome fittings, radiator, vanity unit/mirror, hand wash pedestal, low level push button W.C. & finished with stylish ceramic tiling to walls and floor. Fitted storage and airing cupboard. there's a further double dormer bedroom with light décor, eve storage, carpet flooring & Velux window.

Externally the property benefits from an Yorkshire stone walling with privet hedging to the front, to the rear is a Yorkshire stone paved patio with selective planting, pathway to rear door, timber fencing and stone walling with gate.

Part double glazed & gas central heated. Need



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

Fixtures & fittings  
In Need Of Modernisation, Ideal First Home Or Investment.

Rating authority  
Borough Council Tax Band

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