



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</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	
		44	79



**Viewing arrangements**

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

**Directions**

See mapping.

**Bolton Hall Road, Bradford, BD2 1BJ**  
**Auction Guide £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.





Bolton Hall Road, Bradford, BD2 1BJ



FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION \*\* STARTING BIDS £100,000 \*\* FEES APPLY \*\* STONE TERRACE \*\* 4 BEDROOM \*\* SPACIOUS LOUNGE \*\* DINING ROOM \*\* DINING KITCHEN \*\* 2 BATHROOMS \*\* FRONT YARD \*\* CLOSE TO AMENITIES \*\*

\*\* The Property Is Been Sold With A Tenant In Situ Who Is Paying £950 Per Calendar Month \*\*

Property briefly comprises; Stone stairs rise to a PVCu door leading into entrance an hallway with door leading to the lounge. The spacious lounge with decorative original cornice, neutral walls, skirting boards, gas fire with surround and carpet flooring & PVCu window allowing natural light to flow in. The dining room has neutral walls, central heating radiator, skirting boards and PVCu window.

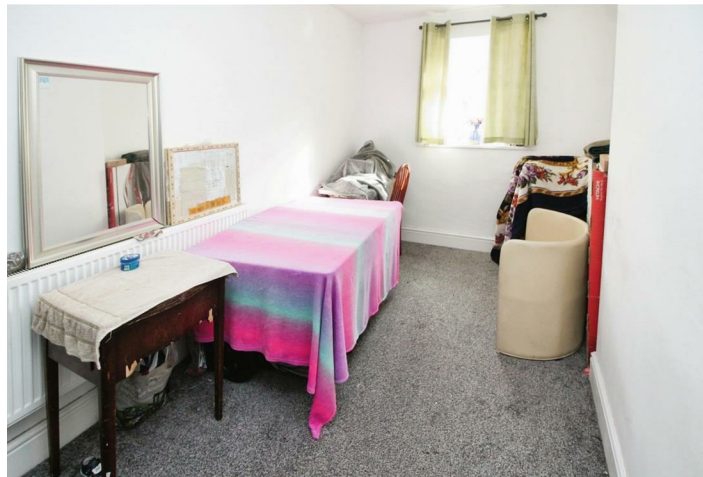
The basement kitchen consists of range of white base and wall units, work surface, Free standing

cooker, fire surround, space for kitchen table, PVCu window and plumbing for washing machine.

Stairs raise to first floor which lead to two double bedrooms, The Family bathroom comprising bath tub with mixer tap & hose, low flush W.C, hand wash basin with over vanity mirror and fully tiled.

A second staircase leads to bedroom three with carpet flooring, velux and access to shower room with tray, low flush W.C and wash hand basin. Bedroom four is a spacious room with carpet flooring and velux window.

Externally is a pathed enclosed yard with a wrought Iron gate and railings.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Great First Home Or Investment Opportunity.

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