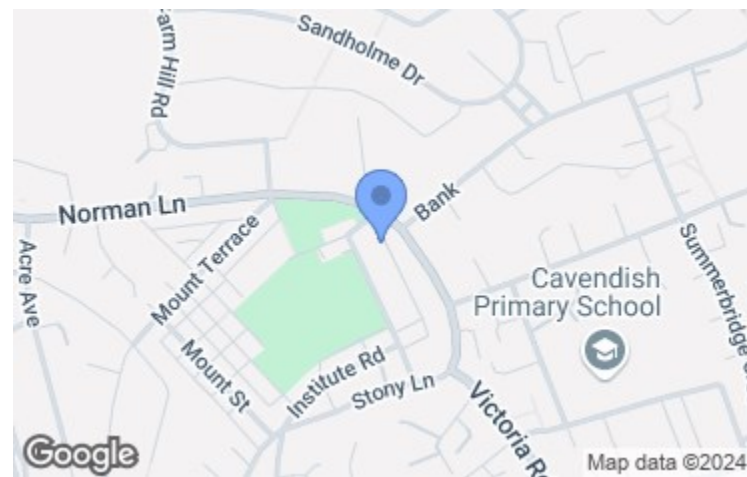




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



**Viewing arrangements**

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

**Directions**

See mapping.



**King Street, Bradford, West Yorkshire BD2 2HR**  
**Auction Guide £80,000**

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.



**\*\* FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION \*\* STARTING BIDS £80,000 \*\* FEES APPLY \*\* THROUGH TERRACE \*\* 2 DOUBLE BEDROOMS \*\* SPACIOUS LOUNGE \*\* CENTRAL HEATED & DOUBLE GLAZED \*\* REAR GARDEN \*\* REQUIRES SOME MODERNISATION \*\***

If you are looking for a property which you can add your own stamp to then this may be the one for you! This is a 2 bedroom Yorkshire stone terrace situated in a popular location which is close to a wealth of local amenities.

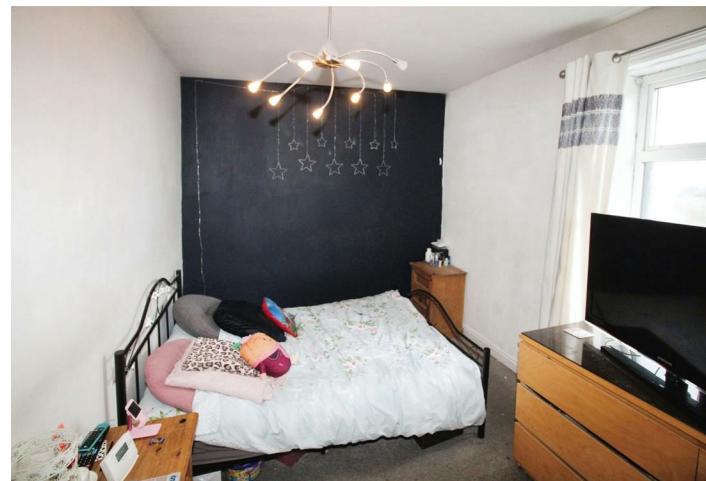
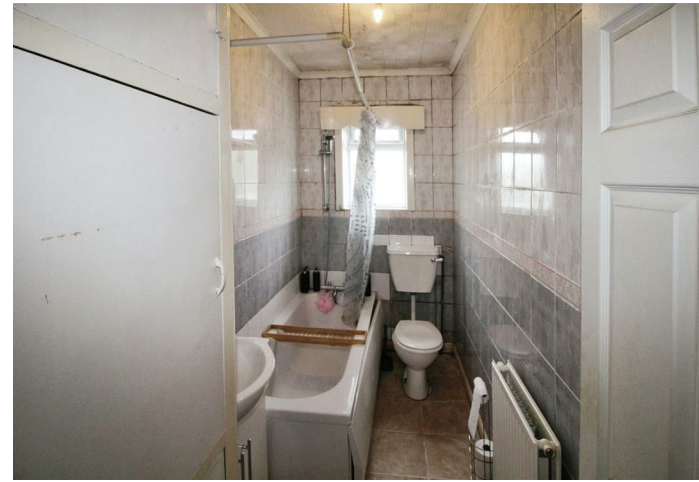
The property briefly comprises:- Access is through a uPVC door into the front living room. The living room has a feature timber surround with marble hearth & back, inset living flame gas fire, cornice ceiling, dado rail with modern décor, radiator and oak laminate flooring.

The kitchen is fitted with a range of light grey base and wall units with contrasting worktops and complementary metro tiled splash backs

with inset acrylic sink with mixer tap, Integrated brushed chrome oven, gas hob with over extraction chimney. Plumbing for washer, space for a fridge/freezer, access basement storage and access to rear porch with exit door to the rear garden.

Upstairs you will find the two bedrooms and house bathroom room. Both bedrooms are doubles, with modern décor, carpet flooring to one and laminate oak to bedroom two. The bathroom comprises:- A white 3 piece suite with bath tub with over shower, vanity hand wash unit and W.C. Fully tiled walls & laminate flooring, useful airing storage cupboards.

To the front is a small yard with Yorkshire stone walling and steps to front door. To the rear is a paved patio garden with a raised planter, boundary walling & timber fencing.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Ideal First Home Or Investment Opportunity.

**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