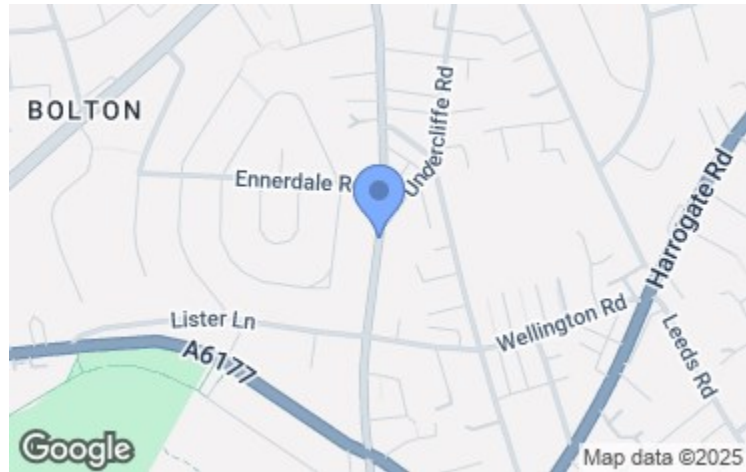


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.



Idle Road, Bradford, BD2 4JR
Offers Over £110,000

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.



Idle Road, Bradford, BD2 4JR

 1  2  1

**** STONE THROUGH BY LIGHT TERRACE
** WELL PRESENTED ** 2 BEDROOMS **
SOUGHT AFTER LOCATION ** IDEAL FIRST
HOME OR INVESTMENT ** STORAGE
BASEMENT ** NO CHAIN **** Ideal first home
in a much sought after location, surrounded by
a wealth of amenities & handily positioned for
local schools & transport links.

The accommodation comprises: PVCu door
leads into the spacious open plan living room.
The lounge is naturally lit via a PVCu double
glazed window to the front and rear, a C/H
radiator, a chimney breast mounted electric fire,
neutrally decorated finished with hardwood and
carpeted flooring and giving access to the stairs
to the first floor and basement cellar.

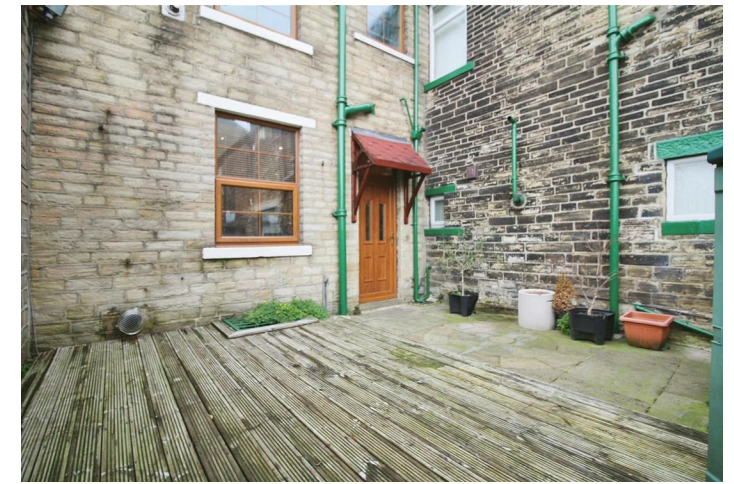
The modern fitted kitchen consisting of a range
of base & wall units with silver handles,
complementary square edge worksurfaces,
stainless steel sink and drainer with mixer tap.
smoked black glass Integrated oven and
microwave oven, electric hob with over
extraction chimney, integrated dishwasher,

space for a fridge freezer and finished with
modern grey tiled splashback.

Stairs rise to the first floor landing with doors
leading to two bedrooms and a family
bathroom. The main double bedroom is
naturally lit via a large double glazed picture
window to front and comprises a built in
wardrobe with mirrored doors, C/H radiator &
finished with carpet flooring. The second
bedroom is currently used as a home office but
equally suited for a single bedroom with a
CH/radiator and double glazed window to rear,
shelving with spotlights under and carpeted
flooring.

The house bathroom comprises three piece suite
with panelled bath tub, glass shower screen,
mains rain shower over, gloss white hand wash
unit and low level push button W.C. Fully tiled
with chrome ladder radiator, recessed LED
lighting & frosted double glazed window to
front.

Double Glazed & Gas Central Heated.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
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