
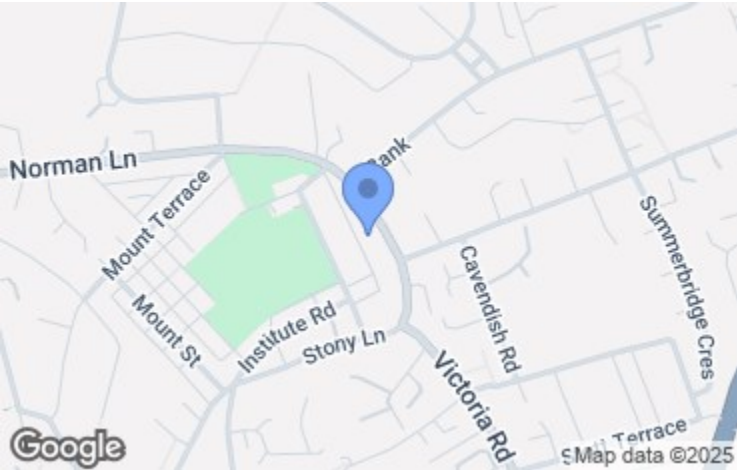




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Viewing arrangements

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

Directions

See Mapping.

King Street, Bradford, BD2 2HR
£145,000

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.

****APPEALING TWO BEDROOM SEMI DETACHED ** IDEAL FIRST TIME BUY/ FAMILY HOME ** GENEROUS REAR GARDEN ** CLOSE PROXIMITY TO LOCAL AMENITIES **** Well presented two bedroom semi detached with an enclosed garden. Handily located for local shops, amenities, bus routes and schools.

Entrance via a UPVC double glazed door leading into the entrance lobby with staircase rising to the first floor landing and a door into the living room. Living room benefiting from a modern feature fireplace housing an electric fire with UPVC double glazed window and central heating radiator. Door into the dining kitchen. Kitchen comprising of a range of wall and base units with complementary work tops and splash back tiling. Stainless steel sink with mixer tap and drainer, integral electric oven with four ring gas hob and extractor. Space for under counter fridge and freezer with plumbing for a washing machine. Under stair storage cupboard providing access to the cellar. UPVC double glazed door, window and central heating

radiator. First floor landing doors into the two bedrooms and bathroom. With bedroom one UPVC double glazed window to rear external a central heating radiator and space for storage. The second bedroom UPVC double glazed window and central heating radiator to front external. The house bathroom consists of a three piece suite with chrome fittings, central heating radiator & finished a range of tiling & stripped floorboards.

Externally the property benefits from substantial lawn gardens to both the front & rear.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Lovely two bedroom semi detached property situated in a popular location surrounded by a wealth of amenities & benefiting from generous gardens to the front & rear.

Rating authority
Borough Council Tax Band B

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