




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

Viewing arrangements

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

Directions

See Mapping.



Harrogate Road, Bradford, Yorkshire BD2 3DY
Offers Over £90,000

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.



**** ATTENTION FIRST TIME BUYERS ****
POTENTIAL BUY TO LET ** OPEN PLAN
LIVING ** CLOSE TO LOCAL AMENITIES **
EXCELLENT TRANSPORT LINKS **
POTENTIAL TO CONVERT ATTIC S.T.P.P
This one-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a potential buy-to-let investment. The property features well-proportioned room sizes throughout, gas central heating and PVCu double glazed windows.

The ground floor has an entrance vestibule leading to an open plan living/dining/kitchen providing ample living space, an electric fire, and the kitchen fitted with wall and base units, an integral electric oven with hob and extractor over, space and plumbing for appliances and a sink and drainer.

A landing on the first floor leads to a substantial double bedroom with carpeted flooring, a double glazed window to front, radiator and space for bedroom furniture. A fully tiled bathroom sits adjacent to the bedroom, fully

tilled with a white three piece suite, radiator and double glazed window. Furthermore, a boarded loft naturally lit via a Velux window provides excellent storage space and/or potential for conversion subject to planning permission.

The house sits in a convenient location, in close proximity to a variety of local amenities, excellent transport links, making commuting and travel to nearby areas both easy and efficient.

This back-to-back house is not only a practical choice for those entering the property market but also a promising investment opportunity. With its appealing features and ideal location, this property is sure to attract interest from a range of buyers. Don't miss the chance to make this lovely home your own.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
One Bedroom Mid-Terrace Ideal For First Time
Buyers & Buy To Let Investors Alike...

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