



| 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<br>2002/91/EC |           |



**Viewing arrangements**

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

**Directions**

See Mapping

**Boy Lane, Bradford, BD4 6DL**  
**Auction Guide £190,000**

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.





FOR SALE BY MODERN METHOD OF AUCTION. \*\* STARTING BIDS £190,000 \*\* FEES APPLY \*\* SEMI-DETACHED \*\* 3 BEDROOMS \*\* 2 RECEPTIONS \*\* D/GLAZED \*\* OFF ROAD PARKING & GARAGE \*\* NO CHAIN. This spacious family home is situated in a Semi Rural Location close good local schools and amenities.

Available for sale with NO ONWARD CHAIN is this well presented three DOUBLE bedroomed semi detached family home. Conveniently situated within easy reach of local schools, amenities, bus routes and just a short drive from junction 26 of the M62 motorway network providing easy access to Leeds, Bradford and surrounding towns.

The property boasts naturally lit living accommodation over two floors. To the ground floor an entrance hall gives access to the living room and stairs to the first floor. With understairs storage. The living room, sitting to the front aspect is naturally lit via a bay window to front featuring a gas fire and gas central

heating. The kitchen sits to the rear aspect, comprising a well-maintained fitted kitchen with a mix of wall and base units, and with complimentary marble effect roll edge worktops with ceramic tiled splash back, inset acrylic sink with mixer tap, Integrated oven with gas hob and extraction hood, space for fridge freezer, PVCu rear door & PVCu rear window overlooking the conservatory & rear garden of the property, useful pantry storage.

Upstairs bathroom 3-piece suite, comprising of bath tub, over shower with uPVC double glazing window to the side & downstairs you will find the 3-unit bathroom with the downstairs including wall base units for storage. Bedrooms 1 & 3 are doubles with fitted wardrobes, PVCu windows & carpet flooring. Bedroom 3 also has fitted mirrored wardrobes.

Front drive way block paved with the room for multiple cars. To the rear is a large private garden, with timber decking patio area, block paved with mature plants trees and shrubs and is enclosed by timber fencing. Burglar alarm, Council Tax Band C,



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

Three bedroom Semi detached bungalow 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 C

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