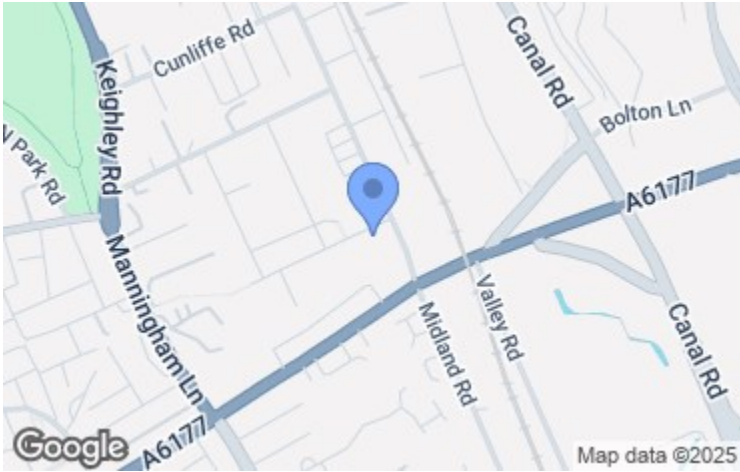




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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 |                         |           |
|   | 16                      | 50        |
| England & Wales                             | EU Directive 2002/91/EC |           |



Directions

See mapping



Viewing arrangements

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

Parkfield Road, Bradford, Yorkshire BD8 7AB  
Offers In The Region Of £395,000

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.

**\*\* LARGE VICTORIAN STONE SEMI DETACHED \*\* 7 BEDROOMS \*\* 2 RECEPTIONS \*\* 4 BATHROOMS \*\* 1 BEDROOM SELF CONTAINED FLAT \*\* CONTEMPORARY & PERIOD FEATURES \*\* SPACIOUS GARDEN \*\*** Unique opportunity to purchase this spacious and imposing 19th century property situated just off the popular Queens Road and oozing original features, character and charm.

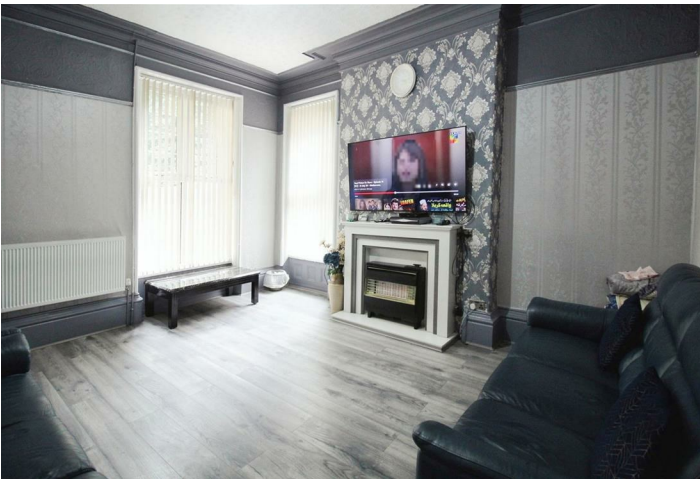
Entrance porch to gives access through solid wooden door into hallway & lobby with deep set skirting, dado rail and access to the lounge and sitting room, first floor and basement with reception/kitchen, bedroom and bathroom. The spacious lounge with high ceiling, picture rail and decorative deep set cornice, tiled fire surround with gas fire, carpet flooring. The light and airy siting room offers a wonderful space for dining and entertaining with deep set skirling and cornice. PVCu windows to two sides allowing natural light to flow. Contemporary marble surround and hearth and light grey wood effect flooring.

The kitchen is fitted with a range of white base & wall units, stainless steel sink with mixer tap, rustic worktops with tiled splashbacks, range cooker, brush chrome splashback & chimney cooker hood. Space for fridge/freezer & washer.

First floor landing leads to 4 double bedroom, 2 with original period fire place, painted décor and benefiting from fitted carpet floor. The house bathroom comprises double shower cubicle, hand wash pedestal, push button W.C. & finished with ceramic wall & floor tiling.

Second floor landing leads to a spacious double bedroom and 2 ample sized singles, one with vanity sink unit. The second bathroom comprises of 3 piece suite in white, bath tub over shower, porcelain sink, push button W.C. ceramic tiling & cushion flooring.

To the front external is a off road parking and access to the lower ground floor and main house. Wrought Iron panelled gates open to a large rear garden with stone boundary walling paved patio and concrete drive.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Spacious Stone Semi Detached, An Ideal Family Home In sought after .....

Rating authority  
Borough Council Tax Band D

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