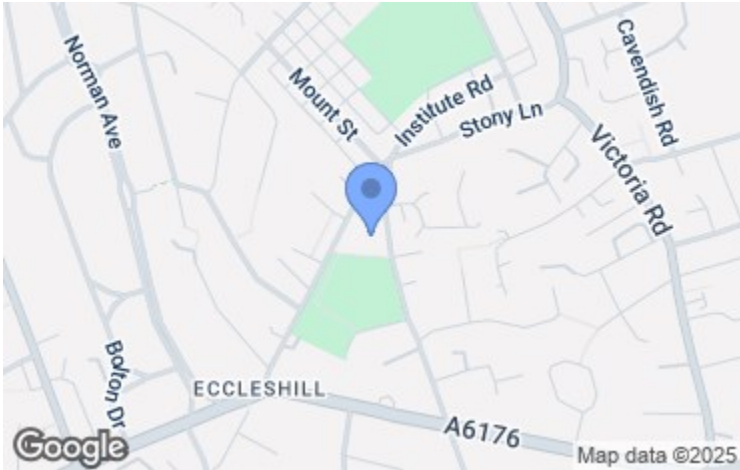




Floor Plan

Created using Vision Publisher™

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Directions

See Mapping.



Viewing arrangements

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

Stonehall Mews, Bradford, BD2 2EL
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.

**** Spacious Penthouse Apartment **** 2 Double Bedrooms **** Large Lounge & Dining Area **** Fitted Wardrobes To Both Bedrooms **** Communal Gardens ** Over Looks The Park **** Allocated Parking **** Situated in a popular location of Eccleshill village in close proximity to local amenities and park. This 2 bedroom apartment is on the 3rd floor of this modern and well maintained block. It has a secure entrance with Intercom/telephone access to visitors and the convenience of a LIFT.**

Secure communal entrance with wide staircase and elevator providing access to the property which is situated on the top floor. At the top of the stairs or on leaving the elevator the spacious apartment is through the door on the right hand side and immediately on the left.

Through wooden front door into spacious entrance hallway with doors to bathroom, both bedrooms and lounge. There are bespoke fitted cupboards housing the water tank and a useful cloaks cupboard. Carpet flooring and intercom to open the secure entrance. The spacious

lounge/dining has ceiling coving, carpet flooring, storage heater and hardwood double glazed window overlooking the park. A Victorian style 'cast iron' effect electric fireplace with tiled back, tiled effect hearth and wood surround.

The kitchen has a range of base and wall units in white with contrasting work surfaces incorporating a sink with tiled splash backs, carpet flooring and space for fridge and freezer, Integrated electric oven and hob with extractor over.

Both Bedrooms are double rooms with a range of built in wardrobes and furniture, hardwood double glazed windows, carpet flooring and storage heater. The house bathroom has a light grey three piece suite comprising pedestal hand wash basin, W.C. and bath with shower over. Chrome heated towel rail and carpet flooring.

Lovely views from both the bedrooms and the lounge over the park and beyond. Allocated parking with visitor parking places available.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Third Floor Penthouse Apartment with Lift, Offered with No Chain.

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
Leasehold