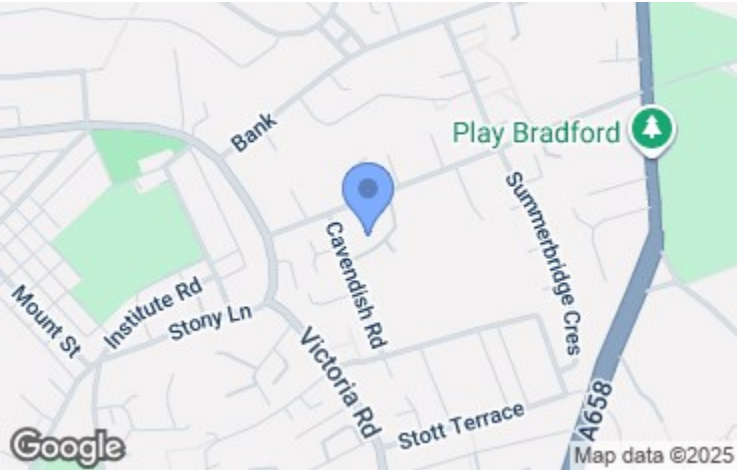
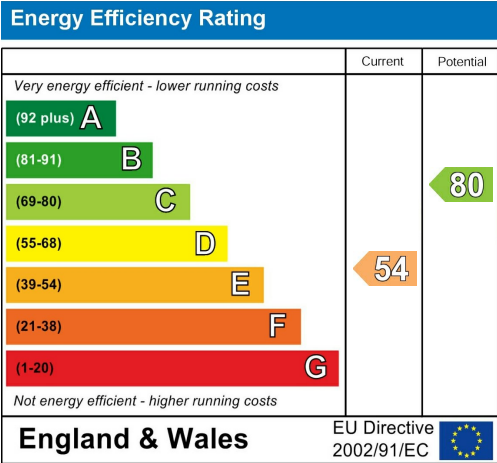




Floor plan

Created using Vision Publisher™



Directions

see mapping



Viewing arrangements

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

Cavendish Court, Park Road, Bradford, BD10 8AW
Offers Over £60,000

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.



**** FIRST FLOOR APARTMENT ** VERY WELL PRESENTED ** IDEAL FOR FIRST TIME BUYERS AND BUY TO LET LANDLORDS WITH RENTAL INCOME OF AROUND £550 ** 2 BEDROOMS ** NO ONWARD CHAIN ** MODERN KITCHEN & BATHROOM ** PARKING ** COMMUNAL GARDENS ** CLOSE TO LOCAL AMENITIES ****

This is a very well presented first floor apartment with a modern kitchen & bathroom which is likely to appeal to first time buyers and buy to let landlords.

The property briefly comprises:- access if through a communal door via the intercom system connected to the property. Stairs rise to the first floor landing where you will find the entrance to the apartment. Inside, the spacious hallway gives access to all of the rooms including a large storage room.

The kitchen is fitted with a range of wall and base units in Beech with contrasting dark work

tops and complementary splash back tiling. There is an integrated oven, electric hob with extractor over, stainless steel sink with mixer tap, plumbing for a washing machine, space for a fridge/freezer and finished with herringbone cushion flooring.

The living room is bright and airy thanks to its dual aspect windows allowing an abundance of natural light to flow. There are two bedrooms, a double and a generous single as well as the bathroom.

The bathroom comprises:- A three piece suite in white including panelled bath with shower over and screen, pedestal sink and push button WC. The room is part tiled and finished with cushion flooring.

ELECTRIC WALL HEATERS & NEUTRAL DECOR THROUGHOUT.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
This is a very well presented 2 bedroom first floor flat, likely to appeal to first time buyers and buy to let landlords.

Rating authority
Borough Council Tax Band A

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Leasehold