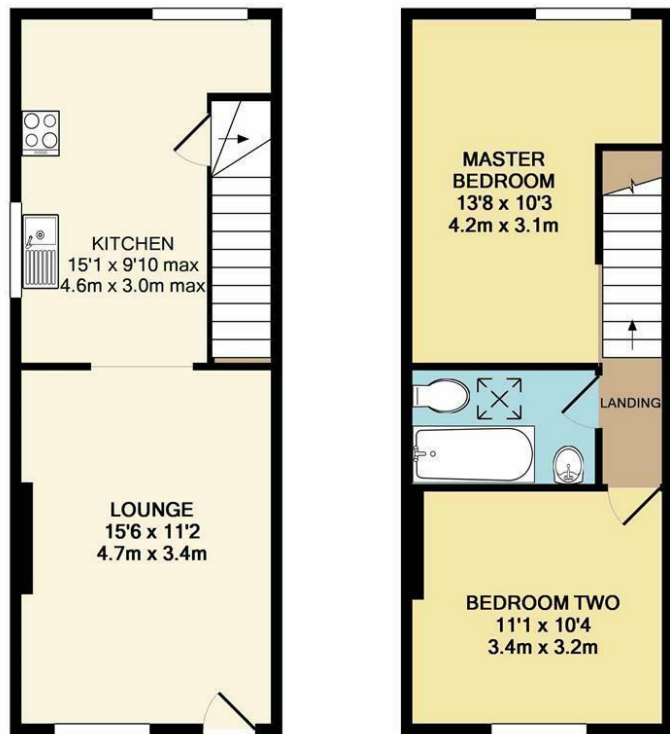




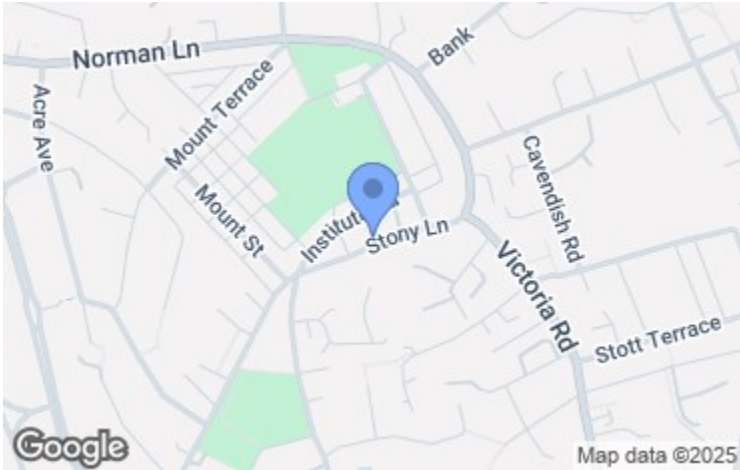
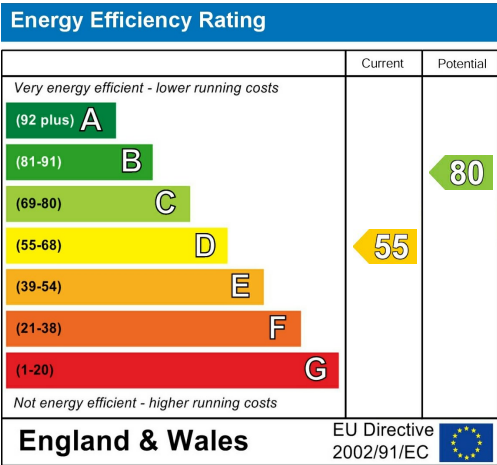
GROUND FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

See mapping.



Viewing arrangements

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

Stony Lane, Bradford, BD2 2HL
Offers In The Region Of £120,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.



GRADE II STONE BUILT COTTAGE **
VILLAGE LOCATION ** DOUBLE
BEDROOM & OPEN ROOM ** SPACIOUS
LOUNGE ** COUNTRY KITCHEN ** FULLY
TILED BATHROOM ** Perfect opportunity to
view & purchase this well presented grade II
listed stone built cottage situated in the popular
Eccleshill Village. Ideal for local shops &
amenities, transport links & local schools.

This would certainly appeal to first time buyers
looking for their first property & to get their foot
on the ladder. Viewing of this property is highly
recommended!

Accommodation of large lounge with exposed
stonework, open fireplace & access to the
kitchen.

The house kitchen offers country style wall and
base units in Ivory with contrasting beech
worktops and multi coloured wall tiling.
Stainless steel sink with mixer tap & plumbed
for automatic washing machine. Complete with
stone floor tiling & staircase access.

Staircase rises to the first floor & the extra
room/Bedroom 2 with sloping roof that is
benefiting from 'Velux' window adding plenty of
natural light.

Landing leads onto the family bathroom which
is fully wall tiled with a modern white three
piece suite comprising of panelled bath with
chrome mixer tap, wash basin and WC.
Skylight adding plenty of light.

The double bedroom is south facing with
exposed brickwork chimney breast & fireplace.
Complete with double glazed window and wood
flooring.

Externally flagged pavement leads to property
front door and wrought iron decorative gate
offers access to the side. The rear garden is low
maintenance with raised steps to a flat paved
patio enclosed by timber fencing.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Ideal First Home Or Investment.

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
Freehold