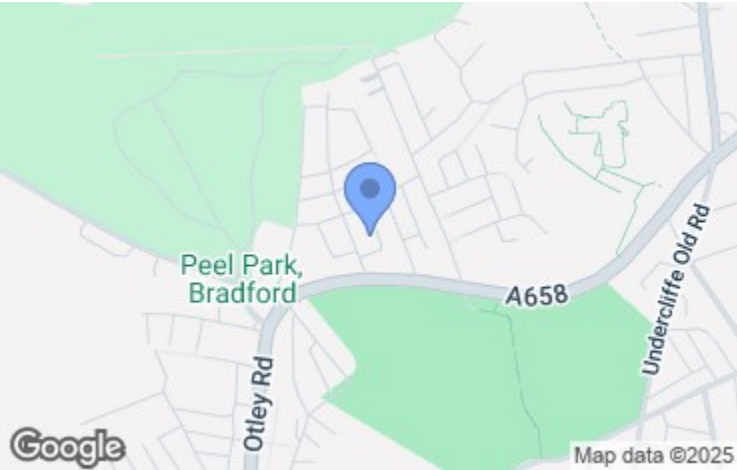




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Sydenham Place, Bradford, BD3 0LB
Offers In The Region Of £70,000

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.



Sydenham Place, Bradford, BD3 0LB

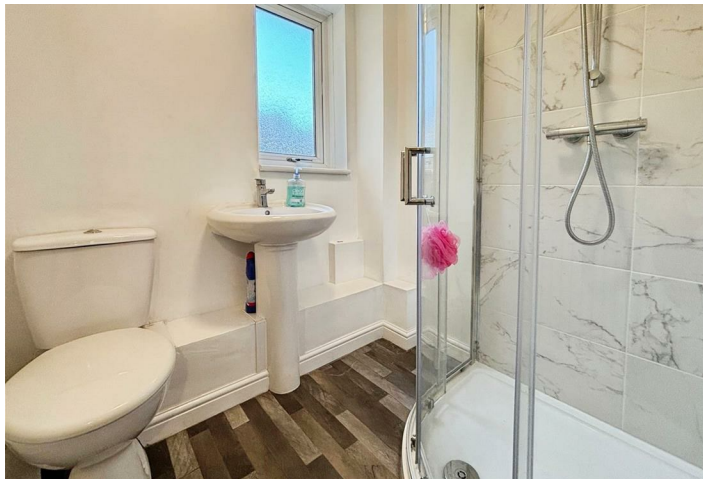
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**** 2 BEDROOMS ** GROUND FLOOR APARTMENT ** DECEPTIVELY SPACIOUS ** IDEAL FIRST TIME BUYER ** POTENTIAL BUY TO LET INVESTMENT ** WELL-PRESENTED ** EXCELLENT TRANSPORT LINKS ** NO ONWARD CHAIN **** A well-presented two bedroom ground floor apartment ideal for first time buyers and buy to let investors alike.

The main door leads into a spacious hallway providing access to all rooms within and comprising multiple built in cupboards offering ample storage. A generously proportioned through lounge allows for living and dining space with a double glazed window to rear, gas central heating, a door to the rear yard also featuring carpeted flooring and a serving hatch from the kitchen. The kitchen is fully fitted with wall and base units and work surfaces over, an integral electric fan oven with gas hob and extractor fan over, a breakfast bar, space and plumbing for under counter appliances, a sink and drainer and double glazed window to rear.

The main bedroom is a generous double with gas central heating and double glazed window to rear with a large single second bedroom with gas central heating and double glazed window to front. The shower room has recently refurbished to a modern standard and comprised a corner shower cubicle with tiled walls, wash hand basin, w/c with gas central heating and double glazed window.

Externally, the property benefits from a communal garden to front and it's own patio yard to the rear.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two Bedroom Ground Floor Flat Ideal For First Time Buyers And Buy To Let Investors Alike...

Rating authority
Borough Council Tax Band A

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

Tenure
Leasehold