



| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 |         | 88                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   | 65      |                                                                                                             |
| (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@wwstateagents.com

Directions

See Mapping.



Acre Lane, Bradford, West Yorkshire BD2 2EH  
Auction Guide £85,000

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.



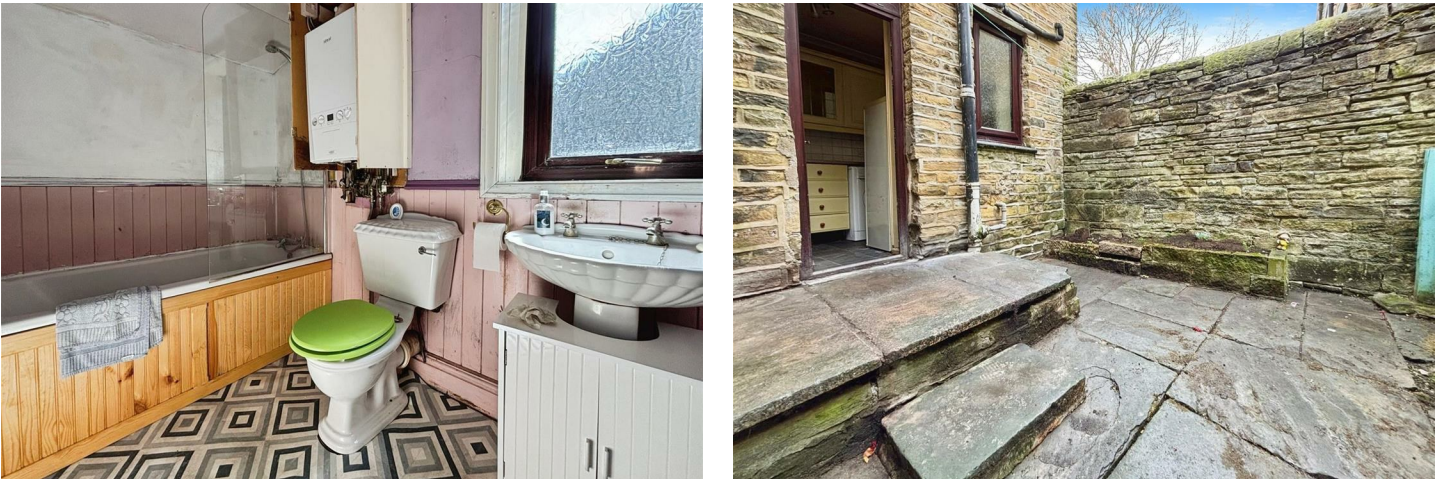
**\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\* STARTING BID £85,000 \*\* BUYERS FEES APPLY \*\* INVESTMENT OPPORTUNITY \*\* POPULAR RESIDENTIAL LOCATION \*\* 2 BEDROOM \*\* THROUGH TERRACE \*\* NO ONWARD CHAIN \*\*** A two bedroom mid through stone built terrace ideal for buy to let investors, in need of modernisation sold by the modern method of auction.

Externally, the property benefits from a small, enclosed and secluded low maintenance yard to the rear.

Ideally located, on a popular cul-de-sac, close to local amenities and with excellent transport links, this property is ready to be made into a ideal home for young professionals.

With accommodation over two floors the property comprises an entrance vestibule leading to a lounge with Yorkshire stone flagged flooring, an exposed stone fireplace, and gas central heating radiator, through to a kitchen and stairs to the first floor. The kitchen is fitted with wall and base units with space and plumbing for all appliances and access to a yard to the rear and storage cellar.

The first floor comprises two bedrooms and a bathroom. All rooms double glazed windows, gas central heating, the second bedroom having built in storage.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Two Bedroom Through Terrace With No Onward Chain Being Sold By The Modern Method Of Auction.  
  
Rating authority  
Borough Council Tax Band A

Services  
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Tenure  
Freehold