



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



Viewing arrangements

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

Directions

See Mapping.

Norman Lane, Bradford, BD2 2LB
£200,000

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.

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**** SUBSTANTIAL FAMILY HOME ** EXTENDED KITCHEN ** 2 RECEPTION ROOMS ** ACCOMMODATION OVER 4 FLOORS ** CONVERTED BASEMENT ** TRADITIONAL CHARACTER FEATURES THROUGHOUT ** 2 BATHROOMS ** LARGE DORMER BEDROOM ** FURTHER POTENTIAL **** A deceptively spacious three bedroom traditional terraced family home, perfect for growing families offering accommodation over four floors including a converted basement and a substantial dormer bedroom to the top floor, with further scope to develop S.T.P.P.

The ground floor briefly comprises an entrance hall leading to two main reception rooms, an extended kitchen, basement and stairs to the first floor. The lounge and separate dining room offers ample living space featuring high ceilings, a large double glazed bay window to front, ceiling cornices, open fires, gas C/H and laminate flooring. An extension to the rear provides a kitchen fitted with modern wall and base units and work surfaces over, gas, plumbing and space for all appliances with a double glazed window to rear and patio doors leading to the yard.

The lower ground floor has been tanked and converted to be used as an office and separate reception room, currently utilised as a home cinema with gas C/H, spotlighting, carpeted flooring, a separate w/c with wash hand basin, and it's own door access to the front.

The first floor landing gives access to two double bedrooms, a family bathroom and stairs to the second floor. The two double bedroom feature built in wardrobes, gas central heating and double glazed windows, one double having it's own fully tiled en-suite with shower, w/c and wash hand basin. The bathroom is fitted with a four piece suite including bath, separate shower, w/c and wash hand basin. A large double bedroom is the make-up of the top floor provided by a dormer with views to the front, offering potential to split into another bedroom.

Externally, there is a yard to the front with mature gardens and stone steps, to the rear, a low maintenance private yard.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Characterful & Deceptively Spacious Three Bedroom Through Terraced Family Home Offering Flexible Living Accommodation Over Four Floors!

Rating authority
Borough Council Tax Band B

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