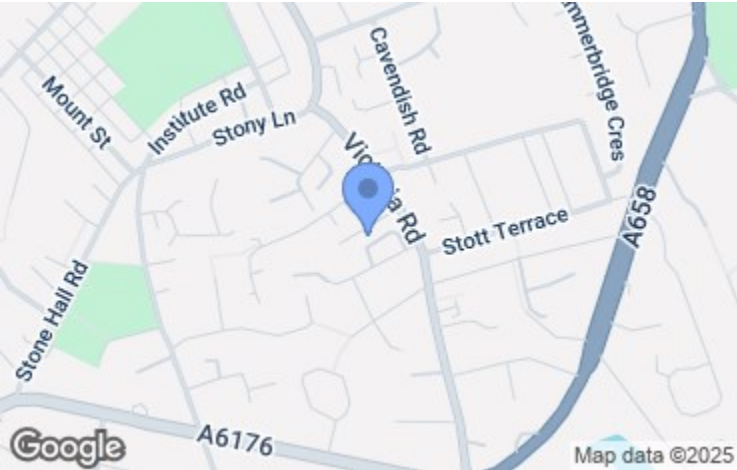




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Westgate, Bradford, BD2 2DH
Offers In The Region Of £135,000

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.



**** 2 DOUBLE BEDROOMS ** MODERN TOWN HOUSE ** OFF-STREET PARKING ** IDEAL FIRST TIME BUY ** POTENTIAL BUY TO LET INVESTMENT ** WELL-PRESENTED THROUGHOUT ** CLOASE TO LOCAL AMENITIES ** EXCELLENT TRANSPORT LINKS **** This two bedroom through town house situated on a quiet cul-de-sac offers an ideal first time buyer home and/or buy to let investment with potential tenant in situ.

A PVCu door gives access to a small entrance hall leading to the lounge and stairs to the first floor. The ground floor is mainly made up of a light and airy through lounge diner featuring double glazed windows to front and rear, laminate flooring, an electric fireplace with mantle over, space for dining, access to the rear garden and kitchen. The modern kitchen is fitted with a range of wall and base units and granite work surfaces over, space and plumbing for appliances, a sink and drainer and double glazed window to rear.

The first floor landing leads to two double bedrooms with gas central heating radiators and double glazed windows, alongside a bathroom fitted with a three piece suite consisting of a bath and shower over, wash hand basin and w/c.

Externally, the property benefits from off-street parking to the front and an enclosed yard to the rear.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two Bedroom Modern Through Town House Ideal
For First Time Buyers & Buy To Let Investors Alike.

Rating authority
Borough Council Tax Band A

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