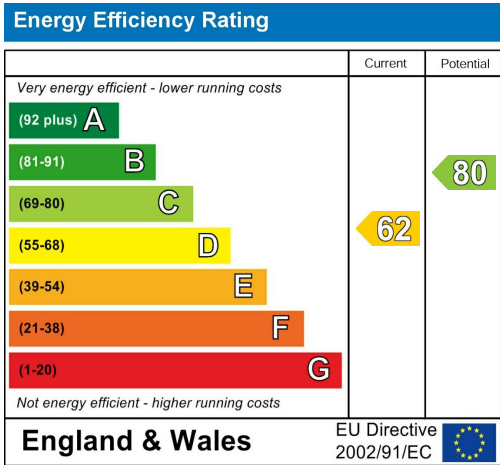




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**Viewing arrangements**

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

**Directions**

See Mapping.

**Bolton Crescent, Bradford, BD2 2AE**  
**Offers In The Region Of £195,000**

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.





**\*\*ATTENTION FIRST TIME BUYERS \*\***  
**POPULAR RESIDENTIAL LOCATION \*\* 2**  
**DOUBLE BEDROOMS \*\* POTENTIAL TO**  
**EXTEND S.T.P.P. \*\* EXCELLENT**  
**TRANSPORT LINKS \*\* WELL-PRESENTED**  
**THROUGHOUT \*\* ENCLOSED REAR**  
**GARDEN \*\* OFF-STREET PARKING \***

A charming semi-detached house presents an excellent opportunity for first-time buyers. With two spacious double bedrooms, this well-presented home is designed for comfortable living.

The property boasts a welcoming reception room that flows seamlessly into an open-plan dining kitchen. This modern kitchen is equipped with integrated appliances, including a fridge and freezer, and features stylish cream gloss wall and base units. There is also a gas point for a range cooker, along with ample space and plumbing for a washing machine and tumble dryer. The kitchen opens directly into a delightful conservatory, perfect for enjoying the garden views.

The neutral décor throughout the home creates a warm and inviting atmosphere. The main bedroom benefits from built-in wardrobes and offers lovely views to the front, while the second double bedroom overlooks the private rear garden.

Outside, the property features a well-maintained garden laid to lawn at the front, surrounded by attractive flowerbeds. Off-street parking is available and the enclosed rear garden is low maintenance with fenced borders and a new shed, making it an ideal space for relaxation or entertaining.

Situated in a popular residential location, this property is close to local amenities, schools, and excellent transport links, ensuring that everything you need is within easy reach. This delightful home is perfect for first time buyers and young professionals alike.

Additionally, the property benefits from gas central heating, double glazed windows throughout and a part boarded loft for storage. A must view!



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

Two Double Bedroom Semi-Detached Home Ideal For First time Buyers & Young Professionals Alike With Potential To Extend S.T.P.P.

Rating authority  
Borough Council Tax Band B

Services

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Tenure  
Freehold