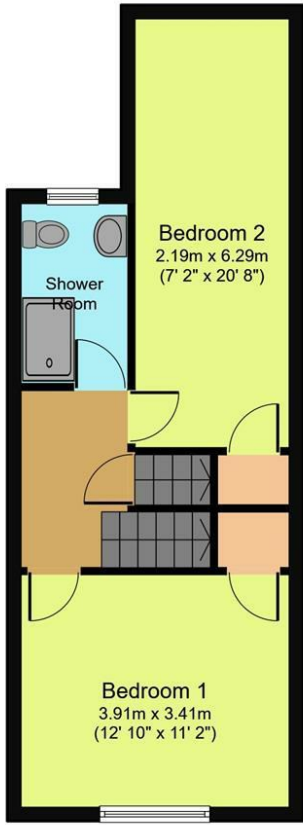


Ground Floor



First Floor



Second Floor

Created using Vision Publisher™



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	
		73
	61	



Directions

See Mapping.



Viewing arrangements

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

Idle Road, Bradford, BD2 2AL  
Offers In The Region Of £195,000

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.





**\*\* BEAUTIFULLY PRESENTED \*\***  
**THROUGH TERRACE \*\* READY TO MOVE INTO \*\* IDEAL FAMILY HOME \*\***  
**SPACIOUS LOUNGE \*\* FOUR DOUBLE BEDROOMS \*\* OPEN PLAN DINING KITCHEN \*\* MODERN BATHROOM \*\* ATTIC BEDROOMS \*\* NO ONWARD CHAIN \*\***

Simply STUNNING! The attention to detail has been paramount in the presentation of this beautifully finished family home. Located on the popular Idle Road in Eccleshill its perfectly situated for local schools, amenities and transport links. Local schools.

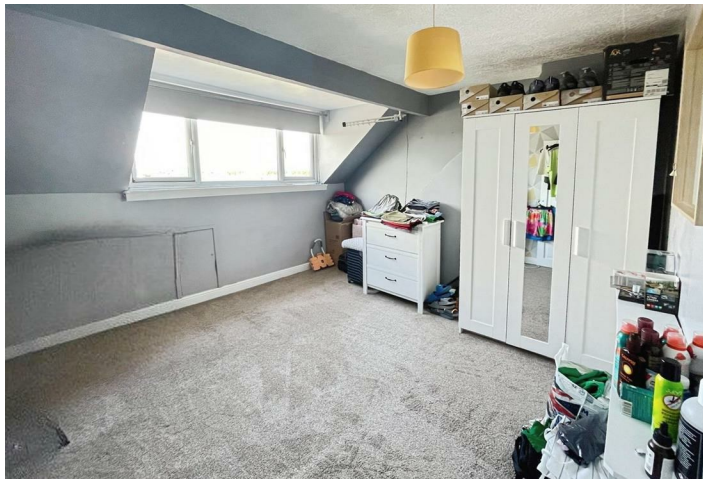
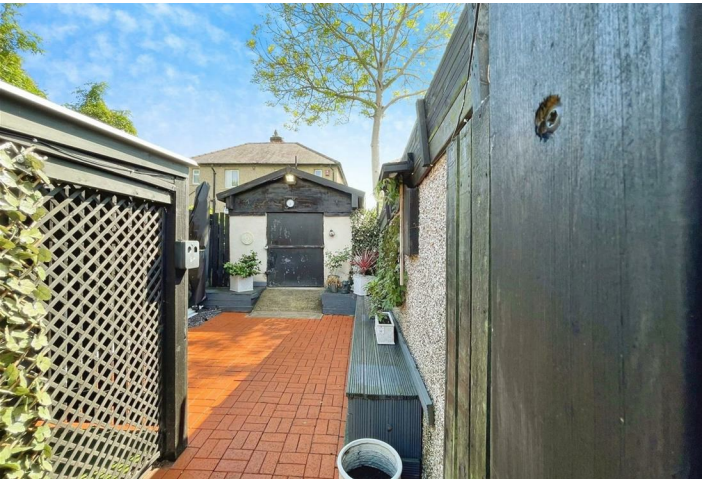
A light and neutrally decorated entrance hallway leads into a spacious lounge with neutral and floral decor, decorative ceiling cornice and wall mounted gas living flame fire to chimney breast. The Dining Kitchen offers a second living and dining space with feature gas living flame fire to chimney breast. The open plan kitchen has a wide selection of White gloss units with chrome handles, light oak effect

worktops and pattern wall tiling. Door access to rear yard and garden.

First floor landing offers access to the master double bedroom with light decor and carpet flooring and built in wardrobes also free standing wardrobes. Second bedroom is neutrally decorated with built in wardrobe and carpet flooring. The adjacent family bathroom has a modern white suite comprising shower, screen, pedestal wash basin and WC. The second floor attic bedrooms are neutrally decorated with Velux window adding plenty of light with the other bedroom benefiting from a large double bedroom is the make-up of the top floor provided by a dormer with views to the front.

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

Fully UPVC Double glazed & gas central heated.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

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