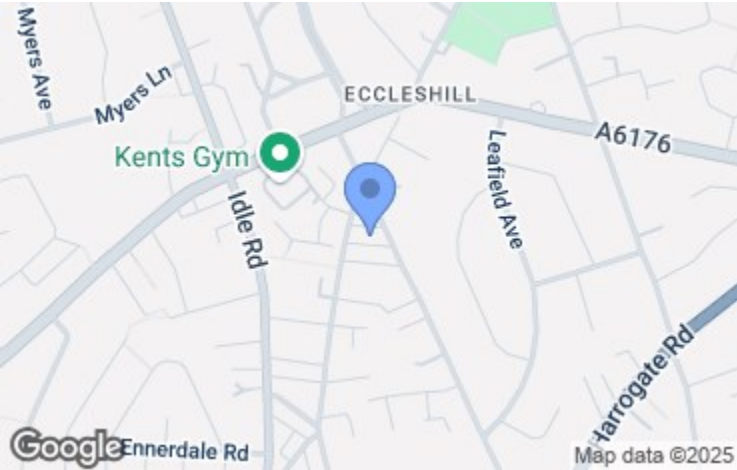




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



Viewing arrangements

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

Directions

See Mapping.

Bromet Place, Bradford, BD2 3BH  
Auction Guide £100,000

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.





Bromet Place, Bradford, BD2 3BH

 1  3  1

**\*\* MID TERRACE \*\* THREE BEDROOMS \*\*  
ENCLOSED REAR YARD \*\* POPULAR  
LOCATION \*\* NO ONWARD CHAIN \*\* IN  
NEED OF MODERNISATION \*\* SOLD BY  
MODERN METHOD OF AUCTION \*\*  
BUYERS FEES APPLY \*\* STARTING BIDS  
£100,000 \*\*** Great investment opportunity with  
this three bedrooms mid terrace home in a very  
popular area. Ideally situated for local  
amenities, schools and transport links.

This deceptively spacious mid terrace property  
offers an abundance of both space & style! With  
light fresh decor throughout, modern kitchen,  
modern bathroom, enclosed rear garden.  
Situated in the popular residential location of  
Eccleshill close to a wealth of amenities!

An entrance vestibule leads to the lounge and  
stairs the first floor. The lounge is finished with  
modern décor, naturally lit via a double glazed  
window to front, laminate flooring, gas central  
heating and with a doorway leading to the  
dining kitchen.

An open plan dining kitchen sits to the rear  
aspect of the ground floor and is fitted with a  
modern kitchen comprising a range of wall and  
base units, electric fan oven, hob and extractor  
fan over, integral fridge, freezer, washing  
machine and dishwasher, a sink and drainer.  
The room is generously proportioned with  
ample space for a dining table and also includes  
gas central heating, a double glazed window to  
rear, a door to rear, built in storage cupboards  
and access to a basement cellar for storage.

First floor landing offers access to the master  
double bedroom & another double bedroom.  
The spacious family bathroom is fitted with a  
three piece suite comprising of shower unit,  
hand wash basin, bath and push button WC  
also comprising a frosted double glazed window  
to rear and gas central heating. With stairs to  
the second floor which offers a large double  
bedroom.

Externally, the property has a small low  
maintenance yard to front & rear with stone  
wall entry providing a good buffer from the  
road.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

Well-Presented Three Bedroom Mid Terrace, Ideally Located  
Close To Local Amenities With Buy To Let Potential.

Rating authority  
Borough Council Tax Band

Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS  
- FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to One  
Mortgage & Protection Ltd, who are authorised and regulated by the Financial  
conduct Authority.

Tenure  
Freehold