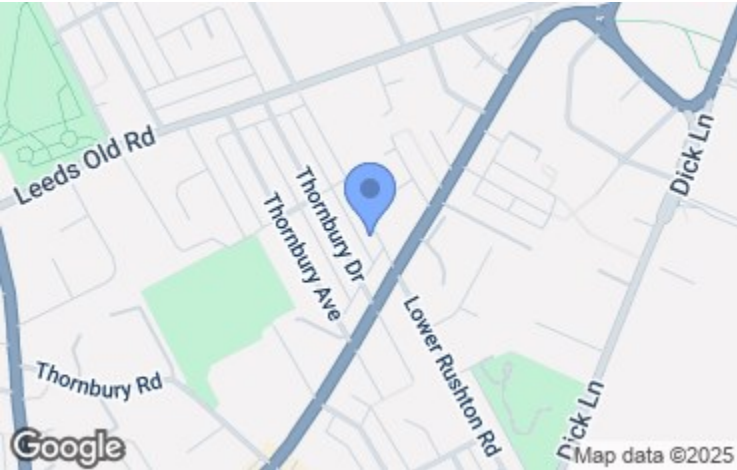




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Rushton Road, Bradford, BD3 8JJ
Offers In The Region Of £115,000

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.



Rushton Road, Bradford, BD3 8JJ

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**** 3 BEDROOMS ** THROUGH MID TERRACE ** NO ONWARD CHAIN ** IN NEED OF MODERNISATION ** POPULAR RESIDENTIAL LOCATION ** POTENTIAL BUY TO LET ** EXCELLENT TRANSPORT LINKS ** CLOSE TO AN ARRAY OF LOCAL AMENITIES **** Situated on the popular residential location of Rushton Road in Bradford, this mid-terrace house presents an excellent opportunity for those seeking a project to make their own. With accommodation over three floors, the property features a lounge, dining kitchen, three bedrooms and one bathroom, making it ideal for a young family or as a potential buy-to-let investment.

A uPVC door to front leads to a lounge, naturally lit via a window to front also featuring a gas central heating radiator and access to the stairs to first floor and the dining kitchen. Located at the rear, the kitchen fitted with wall and base units and provides ample space and plumbing for appliances and a family dining table. This area also grants access to a useful basement cellar, perfect for additional storage,

and a door leading to a modest rear yard.

The first floor comprises a comfortable double bedroom, a single bedroom, and a family bathroom equipped with a three-piece suite, including a w/c, wash hand basin, and a bath with a shower over. Ascending the stairs from the first-floor landing, you will find an attic conversion that offers a versatile dormer bedroom, perfect for guests or as a home office.

While the property is in need of modernisation throughout, it is offered to the market with no onward chain, allowing for a smooth transition for the new owner. Its prime location ensures easy access to local amenities and excellent transport links, making it a convenient choice for daily living. This property is a blank canvas, ready for you to infuse your personal style and create a lovely home.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom Mid-Through Sone Built Terrace, In Need Of Modernisation And Offered To The Market With No Onward Chain.

Rating authority
Borough Council Tax Band A

Services

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Tenure
Freehold