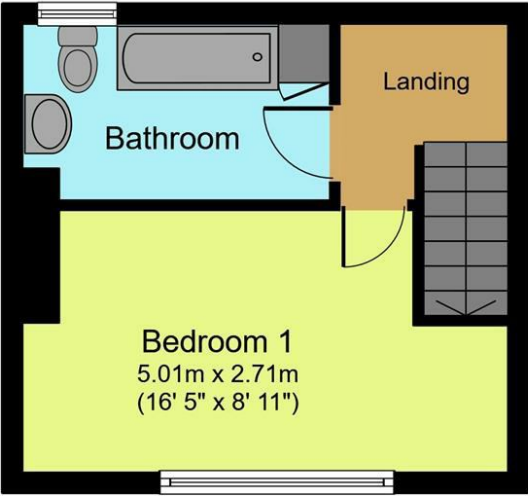




Ground Floor

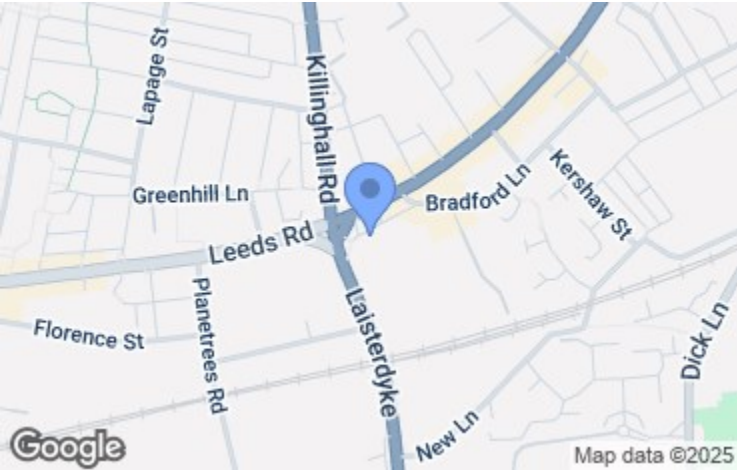


First Floor

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	57	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Directions

See Mapping.



Viewing arrangements

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

Mortimer Row, Bradford, BD3 8LN
Offers In The Region Of £80,000

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.



Mortimer Row, Bradford, BD3 8LN



**** STONE THROUGH COTTAGE ** GRADE II LISTED ** WELL PRESENTED THROUGHOUT ** EXTENDED DINING KITCHEN ** ONE LARGE DOUBLE BEDROOM ** PERFECT HOME FOR FIRST TIME BUYERS ** POTENTIAL BUY TO LET OPPORTUNITY ** PERIOD FEATURES ** QUIET CUL-DE-SAC ** STONE ****

Access is through a composite door into the entrance vestibule with stairs rising to the first floor and door leading to the spacious lounge. The lounge benefits from a feature gas fire place with inset, picture window allowing lots of natural light to flow in complemented by neutral décor & beamed ceiling.

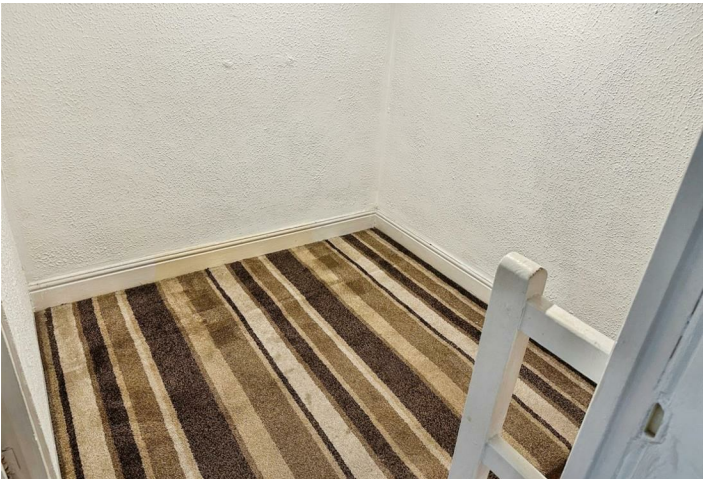
The modern fitted dining kitchen consists of a range of base & wall units in light wood effect with complementary work surfaces, ceramic sink with mixer tap & tiled splash backs. Integrated electric oven & hob with over head extractor hood. Plumbed for a washing machine & space to accommodate a free standing fridge freezer. With uPVC door leading

to the garden.

The first floor landing leads to a generous double bedroom with gas central heating radiator and window to front, a large bathroom with a white three piece suite comprising a bath with shower over, w/c and wash hand basin.

Externally, the property shares gated entrance to the side leading to a low maintenance garden allowing ample private outdoor space.

The property could be available with vacant possession or with tenant in situ, early internal inspection is highly recommended!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
One Bedroom Through Mid terrace Cottage Ideal For First Time Buyers Or 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