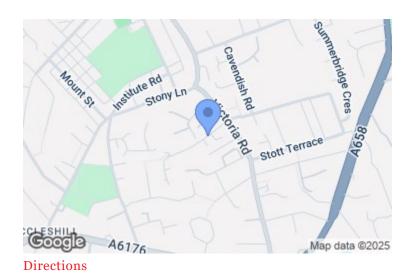


## Viewing arrangements

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



See Mapping.

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.



















Sovereign Court, Bradford, BD2 2DB Offers In The Region Of £100,000









with tasteful tiled splashbacks.

\*\* 2 BEDROOMS \*\* FIRST FLOOR
APARTMENT \*\* MODERN & NEUTRAL
FINISH \*\* IDEAL FOR FIRST TIME BUYERS
\*\* BUY TO LET OPPORTUNITY \*\* OPEN
PLAN LIVING/DINING/KITCHEN \*\*
RECENTLY RE-DECORATED & RECARPETED \*\* NO ONWARD CHAIN \*\* A
modern first-floor apartment presents an
excellent opportunity for both first-time buyers
and savvy investors. Offered to the market with
no onward chain, this two-bedroom flat has
been recently redecorated and re-carpeted
creating a ready to move in feel.

Upon entering, you are greeted by a light and airy entrance hall that leads into an open-plan living and kitchen diner. This spacious area features a combination of laminate and carpeted flooring, enhanced by electric heating and a charming Juliette balcony that invites natural light. The kitchen is well-equipped with wall and base units, complemented by stylish work surfaces. It includes an integral electric oven and hob with an extractor fan, a fridge freezer, and a washing machine, all finished

The apartment boasts two bedrooms, comprising a generous double and a well-proportioned single, both benefiting from electric heating and double-glazed windows and finished with carpeted flooring. The bathroom is part-tiled and features a modern white three-piece suite, including a bath with a shower over, a wall-mounted wash hand basin, and a low-level flush w/c.

Externally, residents will appreciate the convenience of allocated parking and access to communal gardens, providing a pleasant outdoor space to enjoy. This property is not only a perfect starter home but also a promising investment opportunity in a thriving area.

















Train your text here



Primary School
your text here



Secondary School vour text here

## Fixtures & fittings

Two Bedroom First Floor Apartment, Recently Refurbished Ready To Move In, Ideal For First Time Buyers And 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 Leasehold