


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<div>73</div>	<div>84</div>
(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		
England & Wales		EU Directive 2002/91/EC 

Viewing arrangements

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

Directions

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





**\*\* 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 & RE-CARPETED \*\* 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

with tasteful tiled splashbacks.

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  
your 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

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Tenure  
Leasehold