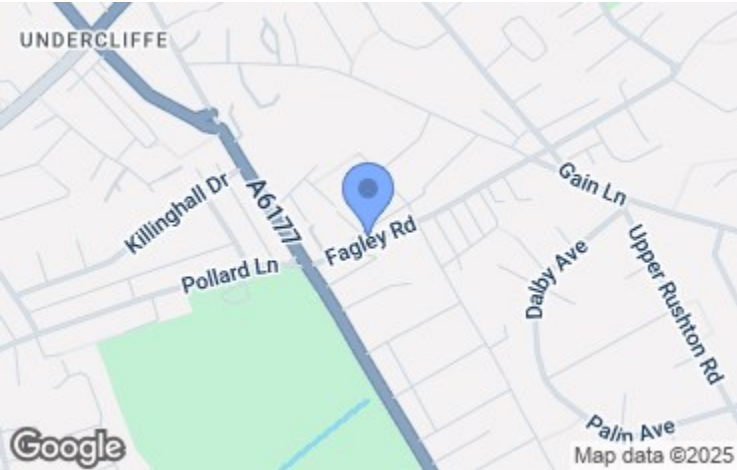




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping

Fagley Road, Bradford, BD2 3LS
Offers In The Region Of £160,000

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.



****SUBSTANTIAL END TERRACE** THREE BEDROOMS ** NO ONWARD CHAIN ** POPULAR LOCATION** ENCLOSED GARDEN ** DOWNSTAIRS W/C ** OPEN PLAN DINING KITCHEN ** GENEROUS ROOM SIZES THROUGHOUT **** This spacious stone terrace property offers generously sized accommodation across two floors with an enclosed yard which can be used as off-street parking. The property is situated in a popular location close to a wealth of amenities & handily positioned close to the Leeds Bradford boarder making it an ideal base for commuting.

The accommodation briefly comprises: entrance hall, spacious lounge benefiting from a feature open fireplace, previously with a log burner installed, large double glazed picture frame window, gas central heating radiator, neutral décor and carpeted flooring. Adjacent to the living room is an open plan dining kitchen, fitted with a full range of wall and base units, integrated electric oven with gas hob and extractor fan over, plumbing for washing machine, space for fridge freezer, laminate

flooring, tiled splashbacks, double glazed window to front, access to a porch to the side, downstairs w/c and basement cellar.

The first floor landing leads to 3 generous bedrooms, the main bedroom substantial in size with gas central heating, double glazed window to front and finished with carpeted flooring, the two other bedrooms providing a second double and a generous single bedroom both with gas central heating, double glazing and carpeted flooring. A family bathroom is fitted with a modern white three piece bedroom suite comprising a bath with shower over, wash hand basin with vanity unit and w/c.

Externally, the property benefits from a low maintenance yard to the side with walled and mature garden surround and gated access which it could be used as off-street parking for multiple vehicles.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Spacious end terrace property situated in a popular location with no onward chain!

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