

**Viewing arrangements**

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

**Directions**

See Mapping.



**Park Cliffe Road, Bradford, BD2 4NS**  
**Offers In The Region Of £165,000**

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.





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**\*\* FOUR BEDROOMS \*\* STONE BUILT THROUGH TERRACE \*\* EXTENSIVE VIEWS \*\* IDEAL FAMILY HOME \*\* POPULAR RESIDENTIAL LOCATION \*\* TWO RECEPTION ROOMS \*\* ACCOMMODATION OVER FOUR FLOORS \*\*** A four bedroom, mid through terrace situated within a desirable residential location, in need of some modernisation in places, idea for young families.

Enter the property via a PVCu door into an entrance hall leading to both reception rooms on the ground floor and stairs to the first floor landing. The main lounge sits to the front aspect comprising a double glazed bay window to front, gas fire with mantle over and tiled surround, neutral décor and carpeted flooring. A second reception room sits to the rear elevation, ideal for a family dining room with a double glazed window to rear, built in storage cupboards, carpeted flooring and access to stairs leading to the dining kitchen on the lower ground floor.

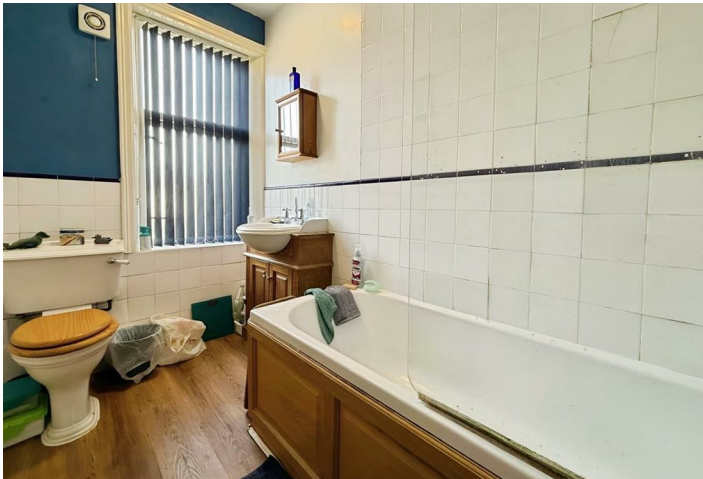
The lower ground floor is a dining kitchen, fitted with a range of wall and base units, space and plumbing for washing machine and fridge freezer, an integral electric oven with gas hob and extractor

over, a sink and drainer, ample space for a dining table, tiled flooring, a number of built in storage cupboards, and access to the rear yard.

The first floor landing leads to two generous double bedrooms, both with feature fireplaces, and double glazed windows to the rear, a family bathroom, part tiled with a white three piece suite consisting of a bath with electric shower over, wash hand basin and w/c. Stairs leading to the attic are accessible via the landing. The attic has been converted into two further bedrooms with Velux windows, built in storage and access to a w/c with wash hand basin.

Externally, the property has a low maintenance yard to the front with mature gardens and walled border. To the rear, a fully enclosed low maintenance garden.

The house is boasting character with original cornicing, fireplaces, and more, with superb potential to create a long lasting family home.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

**Fixtures & fittings**  
Four Bedroom Mid-Through Terrace Ideal For First Time Buyers, Buy To Let Investors & Growing Families Alike.

**Rating authority**  
Borough Council Tax Band B

**Services**  
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**Tenure**  
Freehold