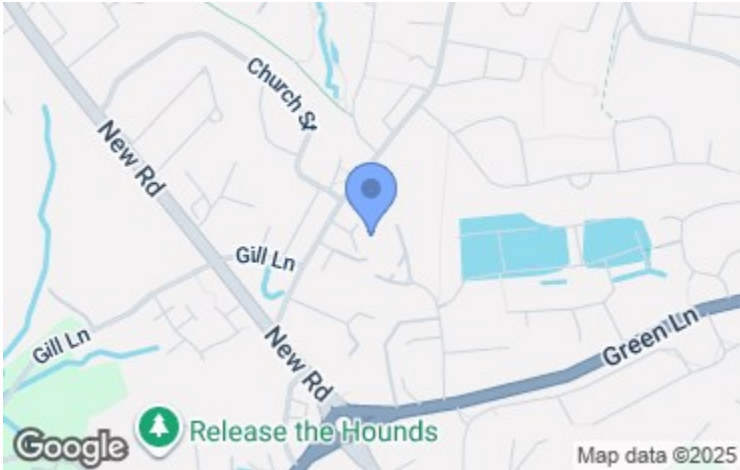




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Henshaw Mews, Leeds, Yorkshire LS19 7TT
Offers In The Region Of £120,000

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.

**** 2 BEDROOMS ** GROUND FLOOR APARTMENT ** 2 BATHROOMS ** NO ONWARD CHAIN ** POPULAR RESIDENTIAL LOCATION ** PERMIT PARKING ** EASY COMMUTE INTO LEEDS ****

Enter the block via a secure main entrance door with telephone and video intercom system allowing you to see and hear the caller, carpeted entrance hall which has storage and post boxes.

Entering in to the entrance hall with laminate oak flooring, alarm system and access to all rooms. Two storage cupboards one with plumbing for washing machine.

The main room in the apartment is a modern open plan living area. The kitchen includes range of base and wall units in white with brushed stainless steel handles, complimentary work surfaces, stainless steel half bowl and sink with mixer taps, ceramic mosaic tiled splash backs, stainless steel inset electric hob and fan oven, stainless steel extractor chimney, oak

laminate flooring, display units and space for fridge/freezer. Three pane mullion windows to front elevation allow the natural light to flow in giving a fresh airy feel to the room. Neutral décor with down lighting, coved ceiling and TV point.

A spacious double bedroom has quality carpeted floor, electric heaters, uPVC double glazed Georgian door giving access to rear lawned area and en-suite. The en-suite is a three piece suite in white with a single cubicle with electric power shower, pedestal hand wash basin and a low level wc. Finished with cushion flooring, extractor fan and shaver point. Second double bedroom with fitted carpet, electric heater and uPVC double glazed window. The main bathroom has partly tiled walls with tiled boarder, a three piece suite in white. Panelled bath with over bath power shower and curtain, low level w.c., pedestal hand wash basin, cushion flooring, steam extraction fan, heater and shaver point.

There are communal grounds and parking available.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two Bedroom Ground Floor Apartment With No Onward Chain.

Rating authority
Borough Council Tax Band B

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