



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(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@wwstateagents.com

Directions

See Mapping.

Harrogate Street, Bradford, Yorkshire BD3 0LE
£175,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.

**** 4 BEDROOMS ** MATURE STONE BUILT THROUGH TERRACE ** EXCELLENT TRANSPORT LINKS ** PERFECT FAMILY HOME ** REAR & COMMUNAL GARDEN **** This mature through terrace, full of character is the ideal family home ideally situated with excellent transport links, access directly to Peel Park and in the catchment for multiple schools.

Accommodation briefly comprises; composite door into entrance vestibule with secondary oak door leading to a lounge, stairs to the first floor and dining kitchen to rear aspect. The lounge is flooded with natural light via encapsulated stained glass sash bay window to front, feature stone surround with inset wood burning fire, deep set cornicing, ceiling rose, and hard wood floor.

The kitchen is fitted with a range of multi coloured wall and base units with butchers block work surfaces, inset Belfast sink with mixer tap, plumbing for washer, space for fridge freezer, original built in storage cupboard with open chimney breast with metro tiling and housing cooker. Access to a basement cellar and rear vestibule leading to rear garden.

Spindled balustrade to first floor landing leads to two bedrooms and the family bathroom. The main bedroom is a substantial double with a large mullion stained glass D/Glazed window to front, neutral décor and solid wooden flooring. An ample size second bedroom sits to the rear elevation, double glazed window & carpet flooring. A part tiled family bathroom is equipped with a white three piece suite including bath with shower hose over, pedestal hand basin and W.C., finished with vinyl flooring.

Stairs to the second floor lead to a third double bedroom with a double glazed Dormer window, walk-in storage, car currently used as a home office. Ample sized fourth bedroom with Velux window and carpeted flooring.

Externally, the property benefits from low maintenance yard and a substantial secluded rear garden with new Mediterranean tiled patio area & laid lawn, Yorkshire stone walling to border's with timber gate.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Beautiful Family home Ready To Move In.....

Rating authority
Borough Council Tax Band

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