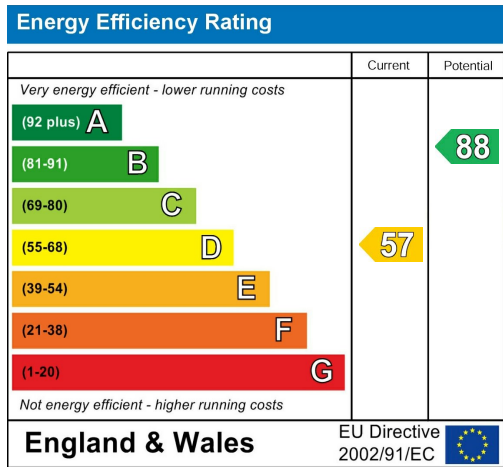


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Viewing arrangements

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



Directions

See Mapping.



Vernon Place, Bradford, West Yorkshire BD2 4QN  
Offers In The Region Of £84,995

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.



**\*\* TWO BEDROOM \*\* END TERRACE \*\*  
INVESTMENT OPPORTUNITY \*\* GREAT SIZE  
KITCHEN DINER \*\* PARTIALLY REFURBISHED  
\*\* MASTER BEDROOM ENSUITE \*\* LOTS OF  
POTENTIAL \*\* POPULAR LOCATION \*\***

This property comes with a lot of potential, and will appeal to both investors and first time buyers alike.

Upon entering the property there is a large and welcoming hallway providing a great space for shoes and coats. The hallway also provides staircase access to the first floor and is finished with neutral colours and beautiful tiled floor.

The lounge is of a good size and benefits from being newly decorated and offers new carpet, a stunning feature fireplace and original ceiling cornice.

The spacious kitchen diner is the only room that needs completing giving any potential buyer a blank canvas to put their own stamp on! Overlooking the rear garden it also provides access to the spacious cellar.

To the first floor there are two bedrooms, both are double in size and come newly decorated with new

carpets and central heating radiators. The landing is quite generous and has a light and airy feel having been newly decorated and in turn provides staircase access to the third top floor attic bedroom.

The newly refurbished and fully tiled bathroom is simply stunning in a brilliant white finish and comprises of a panelled bath with overhead integral shower, pedestal hand wash basin with modern chrome mixer tap and push button WC. The modern wall tiling and flooring completes this beautiful bathroom.

The feature attic offers an occasional room is neutrally decorated with newly fitted carpet, original beams and 'Velux' window. Adjacent is the added bonus of the beautifully presented new ensuite shower room.

Externally is a small front entry yard finished with coloured stone chips. To the rear is a crazy paved yard with mature tree, stone walls and timber fencing.

**\*\* THIS PROPERTY IS VERY ATTRACTIVE  
AND WILL APPEAL TO BOTH INVESTORS AND  
FIRST TIME BUYERS ALIKE**



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
PVCu Double Glazing & Gas Central Heating  
Throughout.

Rating authority  
Borough Council Tax Band B

Services  
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS  
- FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to Mr  
Mobeen Hussain of Mortgage Source Ltd, who are authorised and regulated by the  
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Tenure  
Freehold