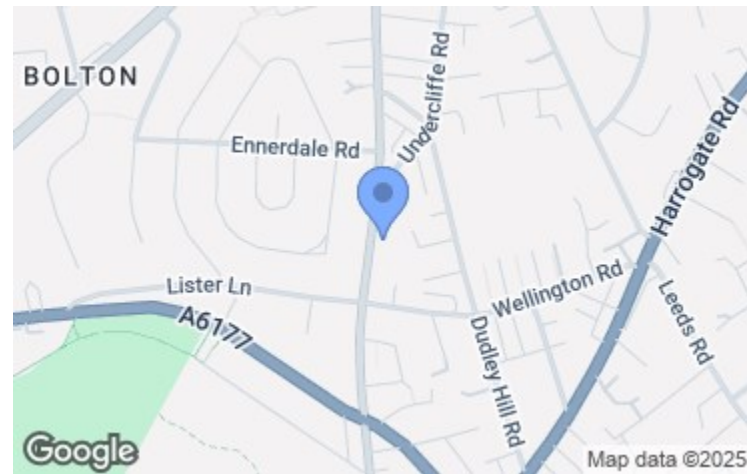




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See Mapping.



Idle Road, Bradford, BD2 4ND
Auction Guide £145,000

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.

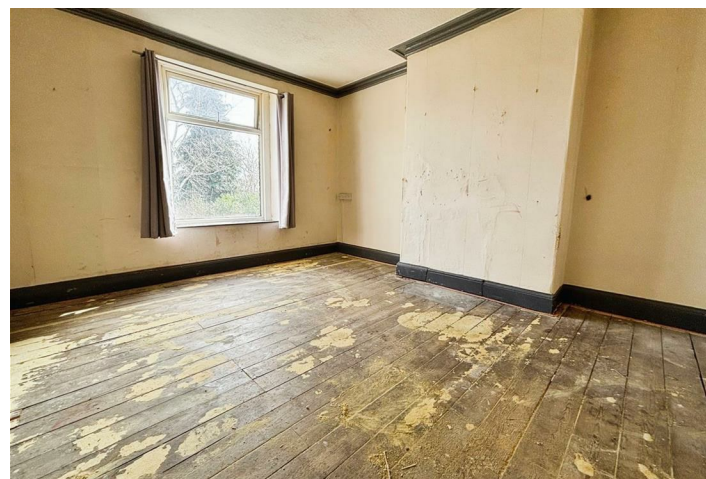
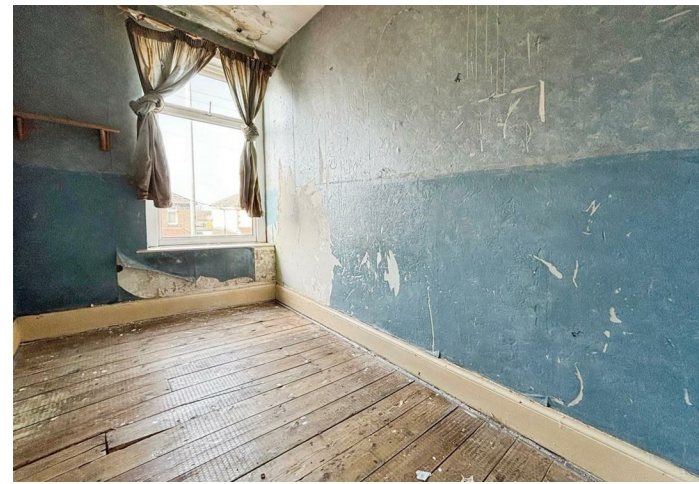
**** FOR SALE BY MODERN METHOD OF AUCTION ** BUYERS FEES APPLY ** STARTING BID £145,000 ** SUPERB POTENTIAL ** FOUR BEDROOMS ** TWO RECEPTION ROOMS ** GENEROUSLY PROPORTIONED ROOM SIZES ** IDEAL FOR INVESTORS ** PLANNING PERMISSION GRANTED FOR DORMERS 22/02495/HOU ** A four bedroom mid through stone terrace situated within popular residential location, in need of full modernisation, for sale by modern method of auction.**

Entering through a wooden door to front, the property has a large entrance hall leading to the lounge, dining room and stairs to the first floor. Two substantial living rooms make up the ground floor with partition doors between, feature fireplaces, gas central heating and double glazed windows, the dining room giving access to the basement cellar and kitchen to rear. The kitchen is currently fitted with dated wall and base units with space and plumbing for all appliances, a window and door to side

elevation leading to the rear yard.

The first floor landing leads to two substantial double bedrooms, a generous single bedroom and family bathroom, all fitted with gas central heating and a double glazed window. A staircase leads to a large double attic bedroom with a Velux window, providing further potential for dormers to both front and back with planning already approved - 22/02495/HOU found the Bradford Council Planning Portal.

Externally, the property benefits from low maintenance yards to front and rear.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Substantial Four Bedroom Mid Through Terrace With Spacious Rooms Throughout & Superb Potential For Sale Via Modern Method Of Auction.

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
Freehold