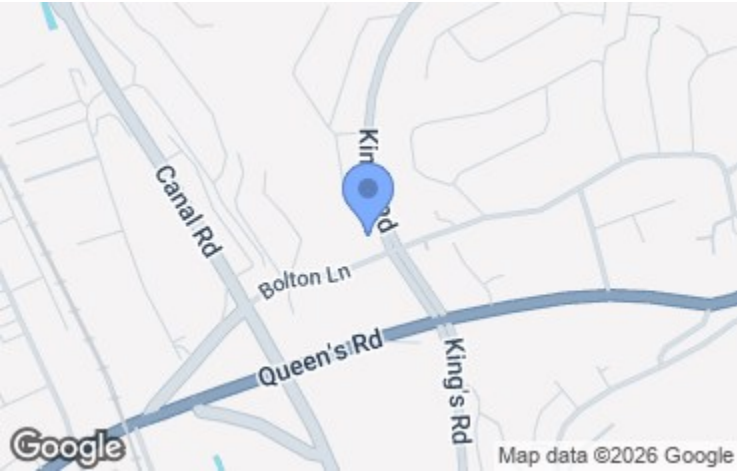




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>56</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Viewing arrangements**

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



**Directions**

See Mapping.



**Kings Road, Bradford, BD2 1DY  
 Auction Guide £140,000**

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.



**\*\* SOLD BY MODERN METHOD OF AUCTION \*\* BUYERS FEES APPLY \*\* STARTING PRICE - £140,000.00 \*\* THREE BEDROOMS \*\* SEME-DEAETCHED \*\* NO ONWARDS CHAIN \*\* MODERN KITCHEN \*\* STYLISH BATHROOM \*\* GARDEN FRONT & REAR \*\* WELL-REGARDED SCHOOL CATCHMENT AREA \*\*** Located on Kings Road in Bradford, this charming three-bedroom semi-detached house offers a delightful blend of comfort and practicality. As you step inside, you are welcomed by a spacious hallway illuminated by a large double-glazed window, which leads you to the various rooms of the home.

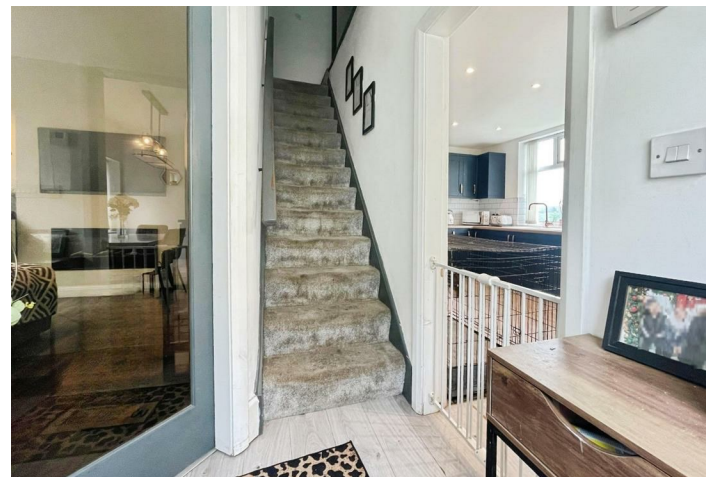
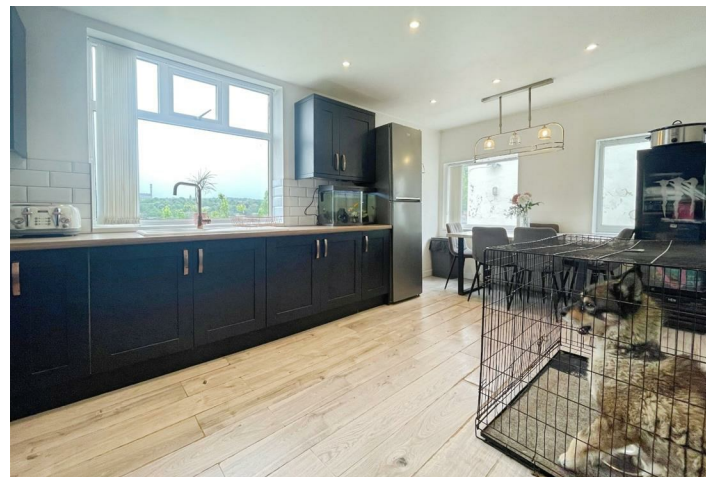
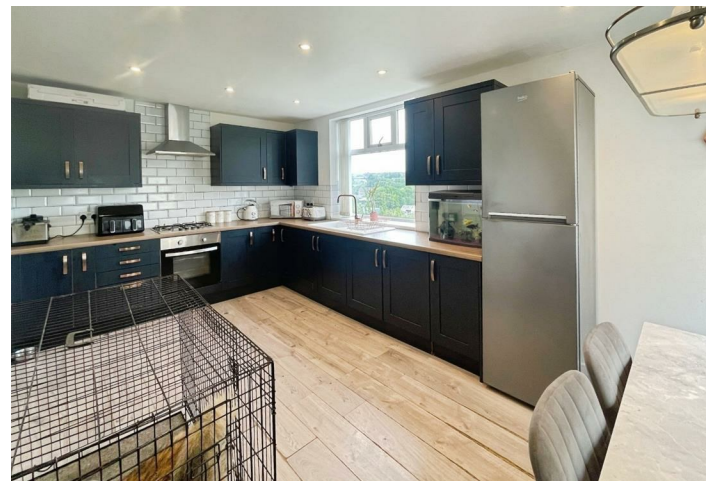
The living room is a standout feature, boasting a double-glazed bay window that fills the space with natural light, complemented by a stylish laminate flooring finish and an built in media wall with electric fireplace and tv, perfect for cosy evenings.

The kitchen is well-equipped with a range of wall and base units, providing ample storage

and workspace. It also features space for freestanding appliances, white tiled walls, and laminate flooring, with double-glazed windows to the side and rear that offer lovely views of the garden.

On the first floor, you will find two generously sized double bedrooms, both benefiting from central heating and double-glazed windows, ensuring warmth and comfort throughout the seasons. The third bedroom is a good-sized single room, ideal for a child's bedroom or a home office. The family bathroom is fitted with a three-piece suite and is fully tiled, providing a clean and modern space, with double-glazed windows to the rear.

Outside, the property boasts both front and rear gardens, with the rear garden offering stunning views, making it a perfect spot for relaxation or entertaining guests. This home is an excellent opportunity for families or individuals seeking a comfortable living space in a desirable location. Don't miss the chance to make this lovely property your own.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Three Bedroom Semi-Detached Family Home Within Popular Residential Location, Ideal For First Time Buyers & Young Families Alike.Sold By 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 Wallace Home Financial, who are authorised and regulated by the Financial Conduct Authority.

**Tenure**  
Freehold