

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(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@wwestateagents.com



Directions

See Mapping.



Woodside, Shipley, BD18 2PH
£75,000

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 ** FIRST FLOOR APARTMENT ** GAS C/HEATING & DOUBLE GLAZING ** READY TO MOVE IN FEEL ** PERFECT FOR FIRST TIME BUYERS ** POTENTIAL BUY TO LET INVESTMENT **** Well-presented two bedroom first floor apartment situated off Wrose Brow Road. The property benefits from , neutral décor, balcony, garden to the rear, double glazing & gas central heating. The property would suit a wide variety of buyers including first-time buyers and investors alike. Viewings are essential to appreciate what is on offer.

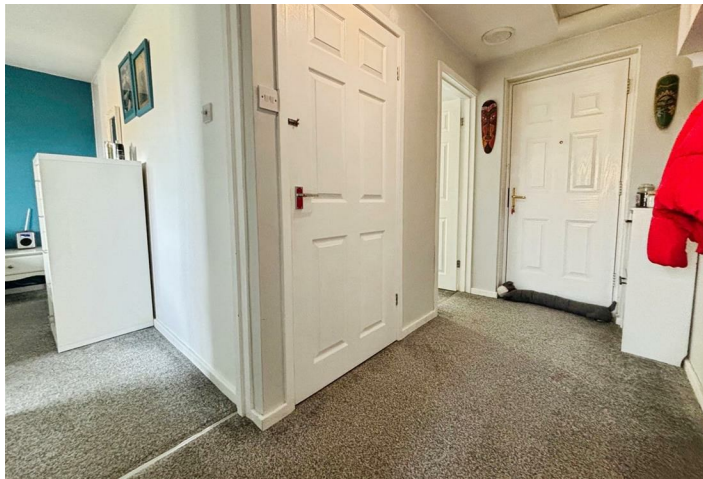
The property consists of; Private entrance with storage room, stairs to a spacious first floor hallway giving access to all rooms within and a composite door leading to a balcony. A spacious lounge with electric fire, double glazed window to front, gas central heating and door leading to the newly installed fitted kitchen with an array of grey wall and base units providing ample storage space, complimentary modern work surfaces over, electric hob and oven with extractor fan and space and plumbing for

washing machine and dishwasher. Naturally lit via a double glazed window to rear and finished with high quality flooring.

The main double bedroom is a generously proportioned double with built in wardrobe, storage cupboard housing the newly installed boiler, gas central heating radiator and double glazed window to rear. The second bedroom, ideal for a guest bedroom and/or home office includes a double glazed window to front, gas central heating radiator and built in wardrobe.

Externally, the property includes access to communal gardens to both front and rear with mature garden borders for added privacy.

The property is pleasantly situated in this very convenient residential area close to Leeds Road. Shipley is well placed for the excellent local amenities including a wide range of shops/stores, schools for all ages, Shipley Railway Station, and transport links into Leeds and Bradford City Centres.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two Bedroom First Floor Apartment, Ideal For First Time Buyers & Buy To Let Investors Alike.

Rating authority
Borough Council Tax Band A

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