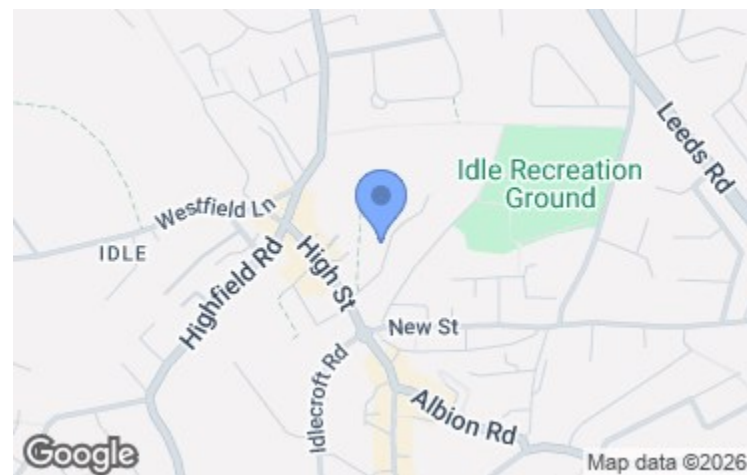




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Viewing arrangements**

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



**Directions**

See Mapping.



**Longlands, Bradford, BD10 9UG**  
**£130,000**

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.



Longlands, Bradford, BD10 9UG



**\*\* ONE BEDROOM \*\* MODERN MID-TERRACE \*\* IMMACULATE CONDITION \*\* WELL PRESENTED THROUGHOUT \*\* ALLOCATED PARKING \*\* FLYING FREEHOLD \*\* CLOSE TO VILLAGE AMENITIES \*\* UTILITY STORES \*\*** Located in the charming area of Longlands Idle, Bradford, this well-presented one-bedroom mid-terrace offers a delightful living experience.

Upon entering, you are greeted by a welcoming hallway that leads you upstairs to the main living spaces. The modern living room is generously sized, featuring double-glazed windows at both the front and rear, allowing ample natural light to fill the space. The stylish panelled walls and laminate flooring add a contemporary touch, making it an ideal area for relaxation or entertaining guests.

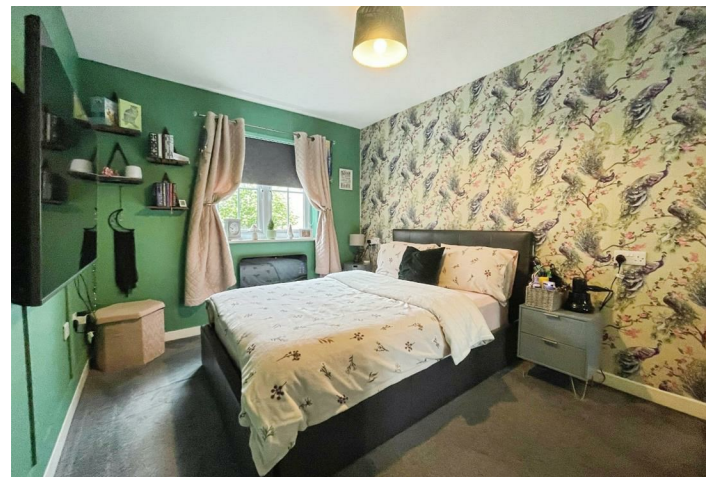
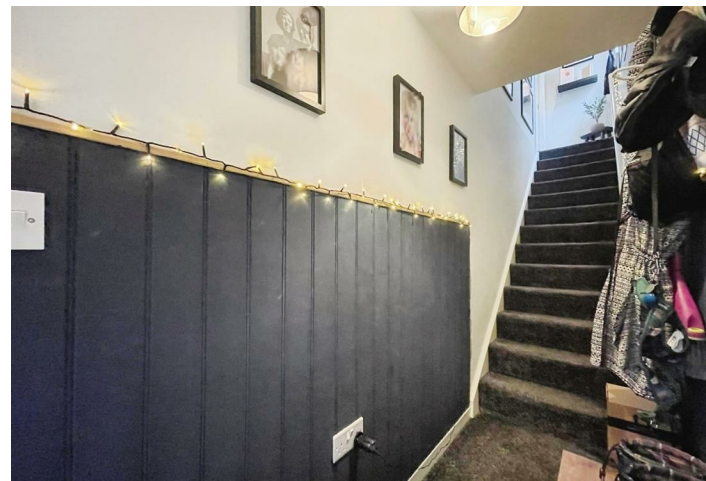
Adjacent to the living room, the kitchen is thoughtfully designed with a range of wall and base units, equipped with an induction hob, an extractor fan, and an electric oven. The tiled walls and laminate flooring create a practical

yet attractive environment, while the double-glazed windows provide a pleasant view of the surroundings.

The bedroom is a tranquil retreat, complete with built-in mirrored wardrobes that offer both functionality and elegance. The panelled walls and carpeted flooring enhance the comfort of this personal space, making it perfect for restful nights.

The bathroom features a well-appointed three-piece suite, including a shower over the bath, complemented by tiled walls and laminate flooring for easy maintenance.

Additionally, This property benefits from board loft with electricas, Allocated parking to the rear and a utility store conveniently located under the stairs, providing extra storage space. This apartment is an excellent opportunity for those seeking a modern and comfortable home in a desirable location.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
One Bedroom Apartment Conveniently Located, 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 Home Wallace Financial Ltd, who are authorised and regulated by the Financial Conduct Authority.

**Tenure**  
Freehold