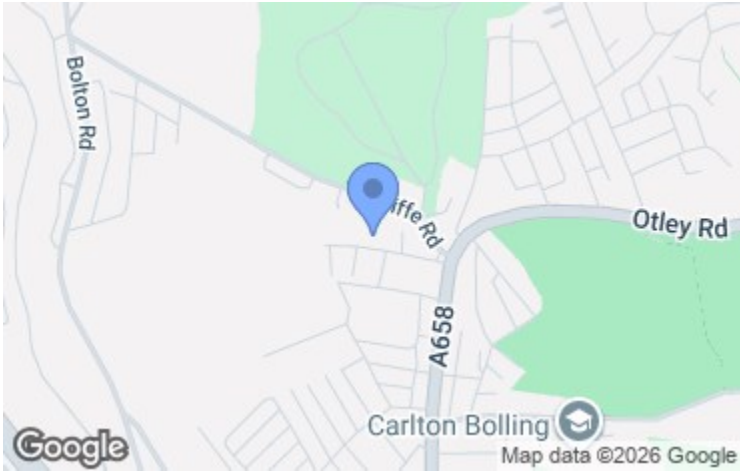




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Airedale Road, Bradford, BD3 0LR
Offers In The Region Of £130,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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 ** SEMI-DETACHED **
IDEAL FIRST TIME BUYER HOME **
POTENTIAL BUY TO LET INVESTMENT **
NO ONWARD CHAIN ** POPULAR
RESIDENTIAL LOCATION **** A two-bedroom semi-detached house presents an excellent opportunity for first-time buyers and buy-to-let investors alike offered with no onward chain.

Upon entering, you are welcomed by a uPVC door leading into a convenient entrance vestibule, which flows into a spacious lounge. The lounge features neutral decor and laminate flooring, creating a warm and inviting atmosphere. A window to the front allows natural light to fill the space, while stairs lead you to the first floor.

At the rear of the property, you will find a well-appointed kitchen equipped with wall and base units, an integral fridge freezer, and ample space and plumbing for an oven and washing machine and a gas hob. Adjacent to the kitchen is a delightful uPVC double-glazed conservatory extension, complete with laminate flooring and

patio doors that open onto the rear garden. The first floor comprises a landing that leads to two bedrooms. The main double bedroom boasts built-in wardrobes and a window overlooking the front, while the second generous single bedroom features a window to the rear, both adorned with laminate flooring. The family bathroom is fitted with a three-piece suite, including a bath with a shower over, a w/c, and a wash hand basin.

Externally, the property benefits from a driveway providing off-street parking, alongside a lawned garden to the front. A side gate leads to a large enclosed rear garden, which features some decking in need of restoration and a lawn bordered by fencing and walls.

All rooms are fitted with uPVC double glazing and gas central heating. Offered to the market with no onward chain, close to local amenities, schools and excellent transport links, the property is more than ideal for a range of buyers including first time buyers and buy to let investors alike.



Fixtures & fittings
Two Bedroom Semi-Detached Home Ideal For First Time Buyers & Buy To Let Investors Alike.

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 Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold