

Ground Floor

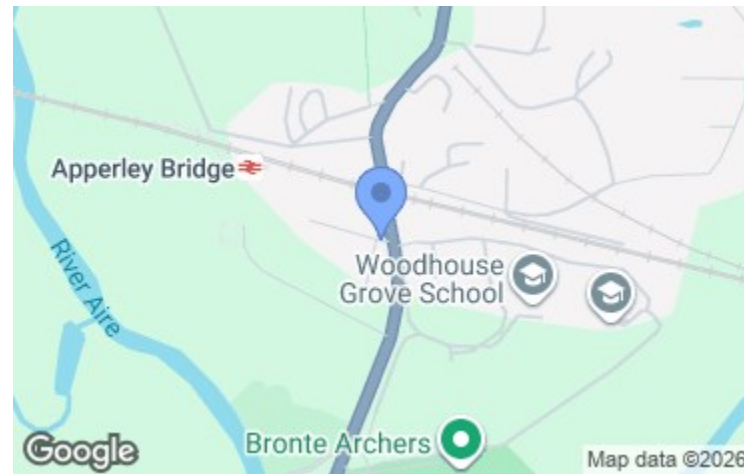
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales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

Viewing arrangements

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



Directions

See mapping



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.



**The Strone, Bradford, BD10 0NZ
 Offers In The Region Of £175,000**



The Strone, Bradford, BD10 0NZ



**** 2 BED GROUND FLOOR APARTMENT ****
SEPERATE ENTRY ** VERY WELL PRESENTED ** MODERN OPEN PLAN LOUNGE ** STYLISH BATHROOM ** PATIO SEATING AREA ** COMMUNAL GARDENS ** OFF ROAD PARKING ** QUIET LOCATION ** CLOSE TO LOCAL AMENITIES **

The property comprises of; entrance through composite door into a spacious hallway with dark wood effect flooring, ceiling lighting, storage cupboard, doors lead to open plan living room & kitchen, bedrooms & house bathroom.

The open plan lounge & kitchen is fitted with a range of wall and base units in light oak effect with contrasting worktop surfaces, incorporating a stainless steel drainer sink with mixer tap and tiled splash backs. Integrated four ring gas hob with brushed chrome integrated electric oven under. Plumbing for washing machine, and built in fridge freezer.

The living room is neutrally decorated ceiling

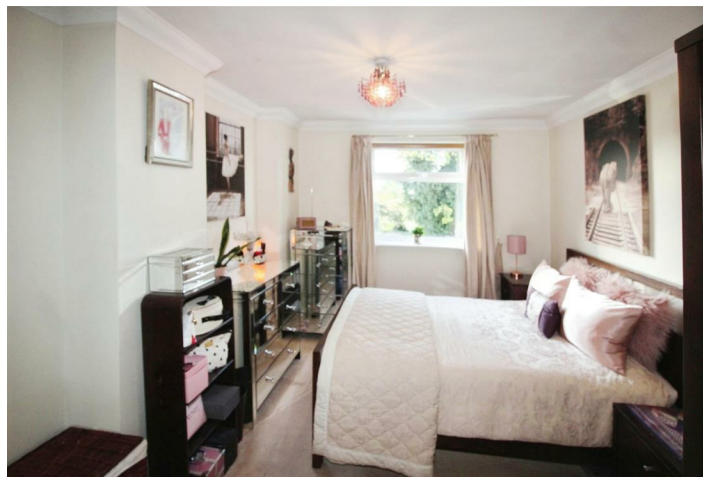
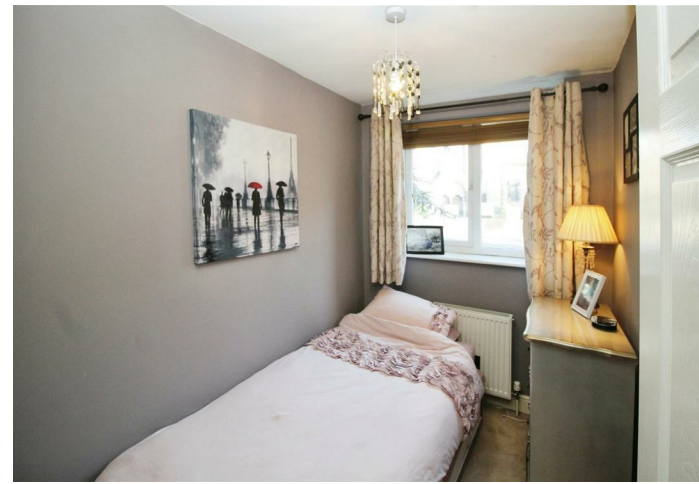
coving, PVCu windows to the front elevation allowing lots of natural light to flow and finished with carpet flooring.

Bedroom one is a spacious double with ceiling coving, central heating radiator, inspection hatch, PVCu window to the rear elevation and finished with carpet flooring and loft access. Bedroom two is a spacious room with central heating radiator, PVCu to the front elevation and finished with carpet flooring.

The main bathroom is fully tiled with brick Piacenza mix turquoise wall tile, panelled bath with chrome mixer taps with shower attachment, pedestal hand wash basin and push button low level W.C, finished with spot lighting, tiled floor, chrome ladder towel radiator, vanity unit and mirror wall flush.

Externally there is paved patio seating area, communal gardens and parking space for one car.

Central heating and double glazing throughout.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

A fabulous 2 bedroom ground floor apartment with separate access, patio seating area, located close to the Apperley Bridge Train Station.

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
Leasehold