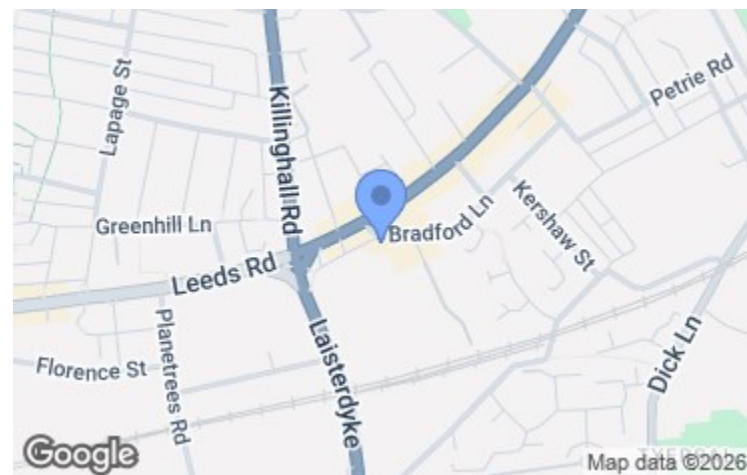




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### Viewing arrangements

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

### Directions

See Mapping

## Mortimer Row, Bradford, BD3 8LN Auction Guide £75,000

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.



Mortimer Row, Bradford, BD3 8LN



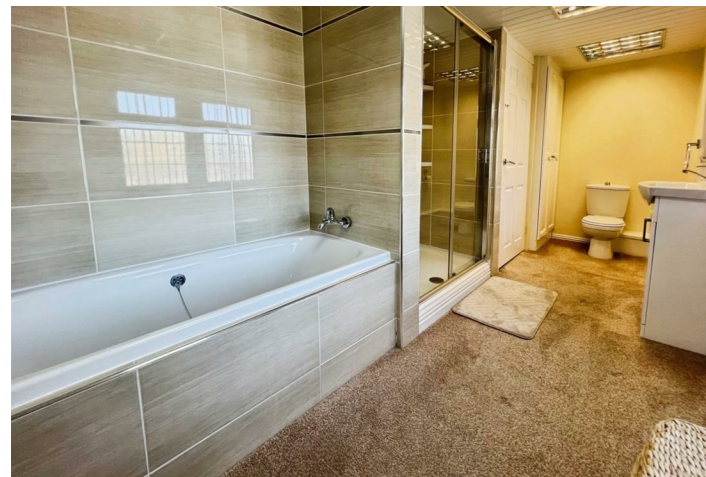
**\*\* SOLD VIA AUCTION \*\* BUYERS FEES APPLY \*\* STARTING PRICE £75K \*\* TWO BEDROOM \*\* END OF TERRACE \*\* MODERN KITCHEN \*\* NO ONWARD CHAIN \*\***  
 Nestled in the charming area of Mortimer Row, Bradford, this delightful two-bedroom end-of-terrace house offers a perfect blend of comfort and modern living.

Upon entering, you are welcomed into a spacious living room, featuring a large double-glazed window that floods the space with natural light. The room is enhanced by a central heating system and a gas fireplace, complemented by stylish wood effect laminate flooring, creating a warm and inviting atmosphere.

The modern kitchen is well-equipped with a number of wall and base units, a gas hob, and ample space for appliances, all finished with practical laminate flooring. A double-glazed window to the rear provides a pleasant view of the garden, making it a lovely spot for culinary creativity.

On the first floor, you will find two generously sized bedrooms. The master bedroom boasts built-in wardrobes and a large double-glazed window that overlooks the front of the property, ensuring a bright and airy feel. The second bedroom is also well-proportioned, featuring double-glazed windows and a cosy carpet finish, perfect for relaxation.

Completing this charming home is a family bathroom, which includes a four-piece suite, carpet flooring, and tiled walls, offering both functionality and style.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
 Ideal First Home Or Investment, well Presented & Ready To Move In.

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

**Tenure**  
 Freehold