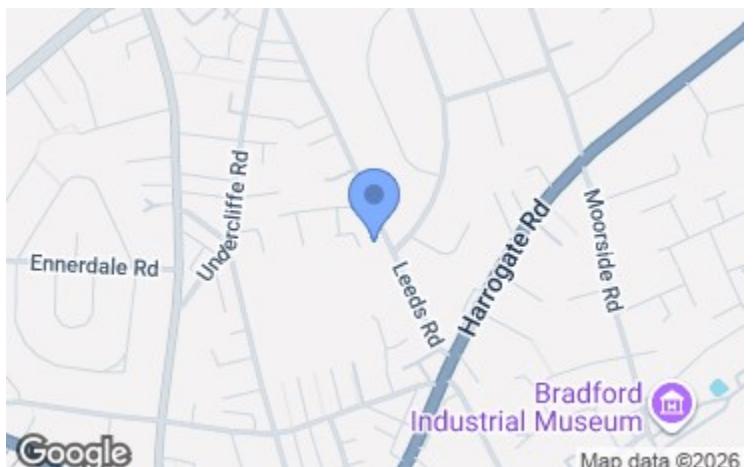




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

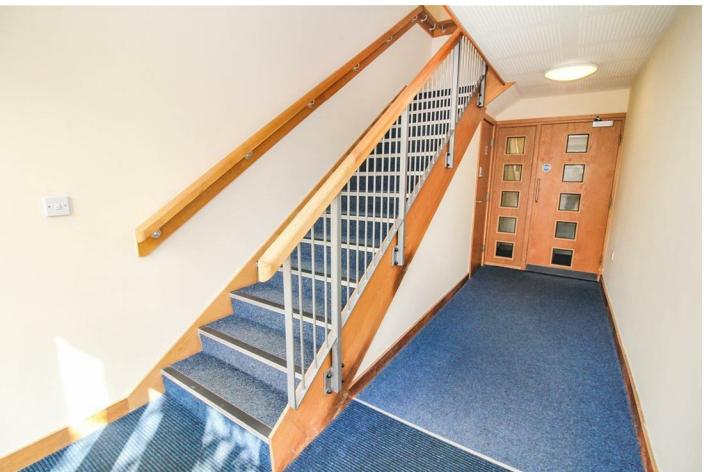


#### Viewing arrangements

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

#### Directions

See Mapping.



**Berkeley Close, Eccleshill, BD2 3DR**  
**Offers In The Region Of £110,000**

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.



\*\* MORDERN GROUND FLOOR APARTMENT \*\* TWO BEDROOMS \*\* NO ONWARD CHAIN \*\* IDEAL FIRST TIME BUY \*\* PERFECT BUY TO LET OPPORTUNITY \*\* GAS CH & DOUBLE GLAZING \*\* Situated in a popular residential location close to a wealth of local amenities & handily positioned near the Leeds Bradford border making it an ideal base for commuting. Modern ground floor apartment, one double bedroom with en-suite and one single bedroom, GCH, Double glazing, Open plane lounge/kitchen area, Communal gardens and parking area.

The accommodation briefly comprises: Private entrance hall with Intercom buzzer, Security door leads into carpeted hallway includes two built in storage cupboards and leads to all rooms within. The spacious open plan lounge/kitchen has a range of light wood effect base & and wall units with worksurfaces incorporating stainless steel sink/half with mixer taps & stylish tiled splash backs. Integrated fan oven with gas hob and extraction hood. Space to accommodate

fridge/freezer & plumbing for washing machine, finished with pattern vinyl flooring. The lounge area has a large double glazed window allowing natural lighting within the room. C/H radiator and dark wood effect laminate flooring.

The large master bedroom has light décor, space for wardrobes and drawers, and access to en-suite shower room. The second bedroom is also a generous size, and would accommodate a double bed, again with light décor and carpeted floor. The bathroom comprises a white three piece suite in white with deep fill tub, chrome fittings, part tiled splash back, gloss white vanity hand wash basin and push button low level W.C.

Externally the property benefits from allocated parking & communal gardens. Gas central heating and double glazed throughout.

An ideal purchase for first buyers or buy, downsizing or buy to let investor - call today to organize a viewing!



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

Two Bedroom Ground Floor Apartment Conveniently Located, Ideal For First Time Buyers & Buy To Let Investors Alike.

Rating authority  
Borough Council Tax Band B

Services

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Tenure  
Leasehold