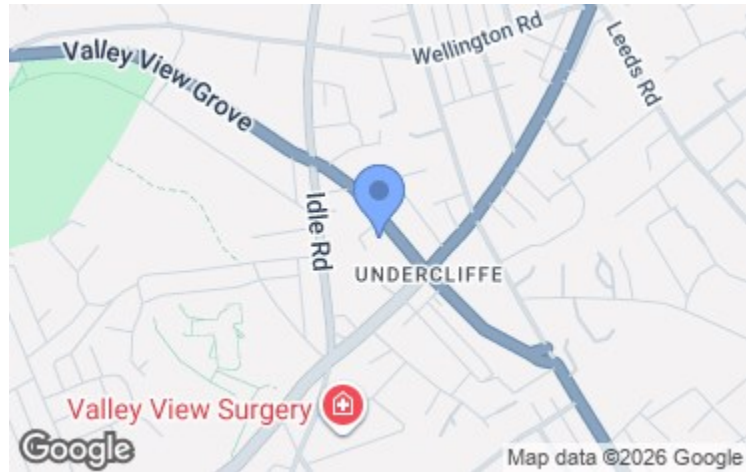




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping



Northcote Road, Bradford, BD2 4QH

£140,000

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.



Northcote Road, Bradford, BD2 4QH



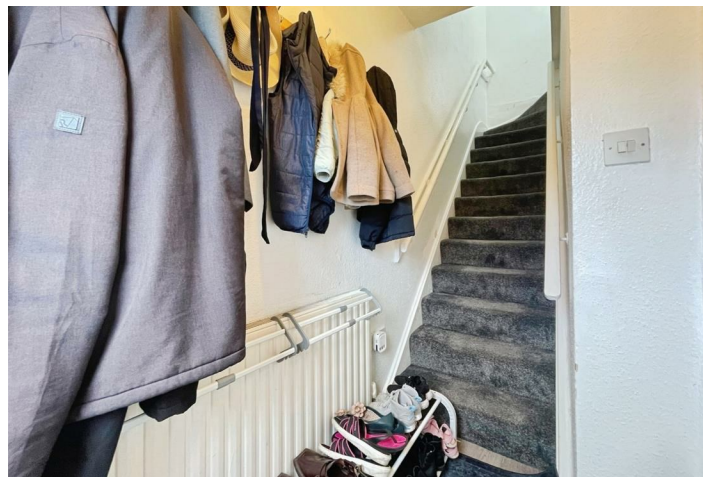
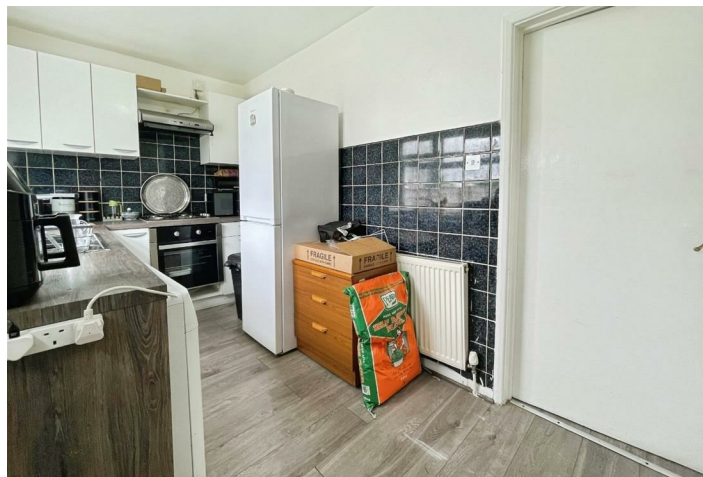
**** Three Bedrooms ** Mid Through Terrace ** uPVC Double Glazing & GCH ** Generous Room Sizes Throughout ** Large Enclosed Rear Garden ** Popular Residential Location ** Excellent Transport Links **** Nestled on the charming Northcote Road in Bradford, this delightful three-bedroom mid-terrace house offers a perfect blend of comfort and practicality. Spanning an impressive 764 square feet, the property welcomes you through a spacious hallway that leads to a generous living room. Bathed in natural light from a large double-glazed window, this inviting space features a stylish laminate flooring finish, creating a warm and welcoming atmosphere for relaxation or entertaining guests.

The well-appointed kitchen is equipped with a variety of wall and base units, complemented by freestanding kitchen appliances, a gas hob, and an oven with an extractor fan above. This functional area also provides direct access to the garden, making it ideal for outdoor dining or enjoying a morning coffee in the fresh air.

Venturing to the first floor, you will find two generously sized double bedrooms, each offering ample space for wardrobes and furnished with double-glazed windows that ensure a bright and airy feel. A third bedroom, also well-proportioned, benefits from similar features, making it suitable for family, guests, or even a home office.

The family bathroom is designed with convenience in mind, featuring a three-piece suite complete with a shower over the bath and stylish tiled walls.

Outside, the property boasts a charming front garden and a large rear garden, providing a perfect space for children to play or for gardening enthusiasts to cultivate their green thumb. This home is an excellent opportunity for families or first-time buyers seeking a comfortable and well-located residence in Bradford.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Immaculate Three Bedroom Mid Terrace Enclosed Rear Garden, Ideal Property For First Time Buyers & Young Professionals 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 Home Wallace Financial Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold