

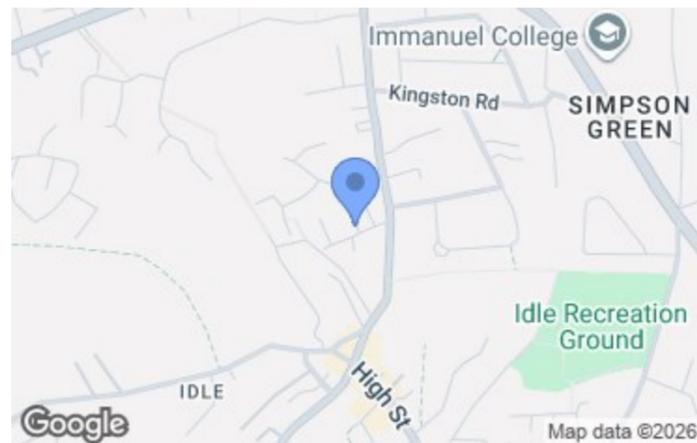
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing arrangements

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



Directions

See Mapping.



**Gordon Terrace, Bradford, BD10 8LS
Offers In The Region Of £230,000**

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.



**** 5 BEDROOMS ** CHARACTER FEATURES THROUGHOUT ** PERFECT FOR GROWING FAMILIES ** DESIRABLE LOCATION **** A charming mature mid through terrace house presents an excellent opportunity for growing families seeking a spacious and characterful home. Spanning four floors, the property boasts five well-proportioned bedrooms and two inviting reception rooms ready to be made into a home.

As you enter, you are greeted by a large entrance hall that sets the tone for the rest of the home. The generous lounge features a delightful gas fire and a striking arched window that floods the room with natural light. The second reception room provides ample space for a family dining room with a window to rear and access to the kitchen. Equipped with a range of wall and base units, plumbing and space for dishwasher and fridge, with an electric oven and gas hob, the kitchen leads to the basement cellar and rear yard. The basement cellar, offers potential for conversion, currently used for storage and has plumbing for a

washing machine.

The first floor landing leads to the main double bedroom, complete with a full row of built-in wardrobes and a window to rear. A second double bedroom with a front-facing window and a neutrally decorated larger than average single bedroom complete this level, alongside a family bathroom fitted with a convenient walk-in shower, low level flush w/c, wash hand basin and built in storage cupboard. Ascending to the second floor, you will find two further double bedrooms, providing plenty of space for family or guests.

This property is ideally situated within walking distance of a variety of local amenities, excellent transport links, and is within a well-regarded school catchment area. While some modernisation is required throughout, this home offers a fantastic canvas for those looking to create a substantial family residence tailored to their tastes. With its characterful features, generous living space, and prime location, this property is not to be missed.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Substantial Five Bedroom Mature Through Terraced Home, Ideally Situated & Perfect For Growing Families.

Rating authority
Borough Council Tax Band C

Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to Mortgages with JD, Hanie & Co, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold