

Ground Floor

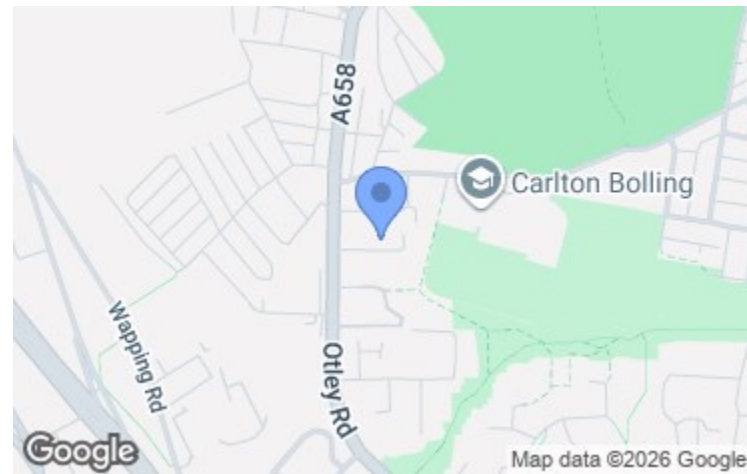
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Viewing arrangements**

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



**Directions**

See Mapping.



**Welham Walk, Bradford, BD3 0DL**  
**Auction Guide £35,000**

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.



Welham Walk, Bradford, BD3 0DL



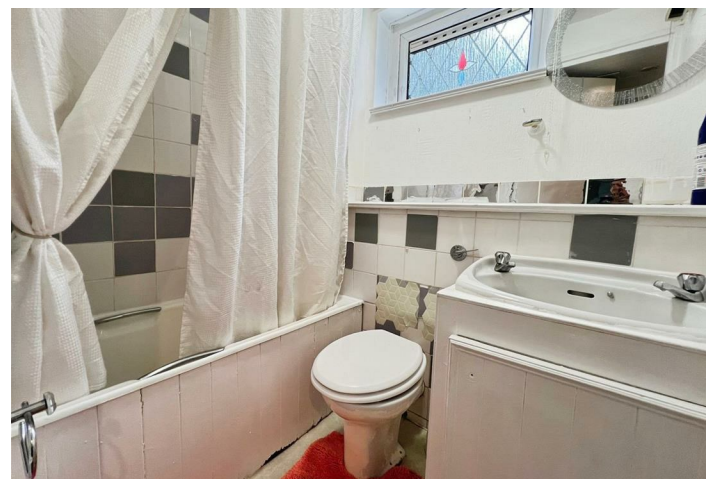
**\*\* 1 BEDROOM FLAT \*\* GROUND FLOOR \*\*  
 SOLD BY MODERN METHOD OF AUCTION  
 \*\* AMPLE STORAGE \*\* COMMUNAL  
 GARDENS \*\* EXCELLENT INVESTMENT  
 OPPORTUNITY \*\* STARTING BID £35,000  
 \*\* BUYERS FEES APPLY \*\* GAS C/HEATING  
 & D/GLAZING \*\* A 1 bedroom ground floor  
 apartment offered the market with no onward  
 chain, gas central heating and double glazed  
 windows throughout.**

Enter through a uPVC door to front into the lounge comprising a double glazed window to front, carpeted flooring and access to the kitchen and inner hallway. The kitchen is fitted with a range of wall and base units, free standing electric cooker, extractor fan over, space and plumbing for washing machine and fridge freezer, sink and drainer, grey wood effect laminate flooring, built in storage cupboard and window to rear.

An inner hallway gives access to the main bedroom, a built in store room, and a rear porch with door to rear and further built in storage.

The main double bedroom includes a double glazed window to front, gas central heating radiator and built in storage cupboard. The large store room built in could easily be utilised as a home office and/or walk in wardrobe.

Externally, the property benefits from gardens to front and rear with communal gardens surrounding. The property sits just outside of Bradford City Centre offering excellent transport links and a large variety of amenities, shops and restaurants on the doorstep.



**Train**  
 your text here



**Primary School**  
 your text here



**Secondary School**  
 your text here

<p><b>Fixtures &amp; fittings</b>                  One Bedroom Ground Floor Flat With No Onward Chain, An Ideal Buy To Let Investment Sold By Modern Method Of Auction.</p>	<p><b>Services</b>                  INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Wallace Home Finances Ltd, who are authorised and regulated by the Financial Conduct Authority.</p>
<p><b>Rating authority</b>                  Borough Council Tax Band A</p>	<p><b>Tenure</b>                  Leasehold</p>