





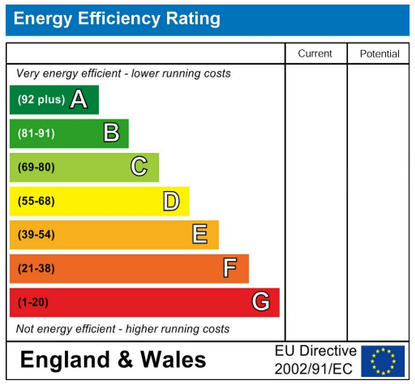

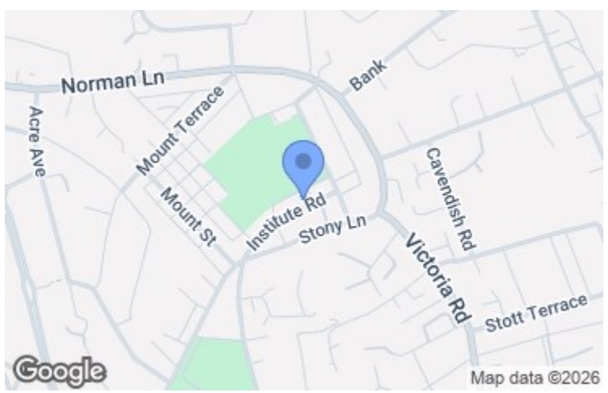

Viewing arrangements

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

Directions

See Mapping.

Institute Road, Bradford, BD2 2HU
Offers In The Region Of £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.

Institute Road, Bradford, BD2 2HU

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** 3 BEDROOMS ** STONE BUILT THROUGH TERRACE ** NO ONWARD CHAIN ** POTENTIAL BUY TO LET INVESTMENT ** IDEAL FIRST TIME BUY ** GAS C/HEATING & D/GLAZING ** POPULAR RESIDENTIAL LOCATION ** A three bedroom mid through terrace ideal for first time buyers and buy to let investors alike, offered to the market with no onward chain.

Upon entering, you are welcomed into a spacious living room, featuring double-glazed windows that allow natural light to flood the space. The room is enhanced by a gas fireplace set within a stone surround, complemented by built-in shelves, central heating, and a carpeted finish. At the rear of the property, you will find an extended dining kitchen that boasts an array of wall and base units, complete with space and plumbing for appliances, including a gas hob and a built-in extractor fan. The kitchen is designed with practicality in mind, with ample space for a dining table and a built in storage cupboard. A rear door provides convenient access to the garden to the rear.

The first floor hosts two bedrooms, the main providing ample room for a double bed and wardrobes, finished with a double glazed window to front and carpeted flooring. The second bedroom is a single room ideal for a nursery or home office. The family bathroom is well-appointed with a three-piece suite, featuring a shower over the bath, fully tiled walls, and vinyl flooring. Ascending to the second floor, you will discover a spacious dormer bedroom, which offers plenty of room for a double bed and additional wardrobe space, also finished with carpet for added comfort.

Externally, the property features a small front yard with a welcoming walkway leading to the entrance, alongside a modest size, low maintenance rear garden, providing a pleasant outdoor space.















Fixtures & fittings

Three Bedroom Through Mid Terrace Perfect For First Time Buyers & Buy To Let Investors Alike.

Rating authority

Borough Council Tax Band A

Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to Wallace Home Finances Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure

Freehold