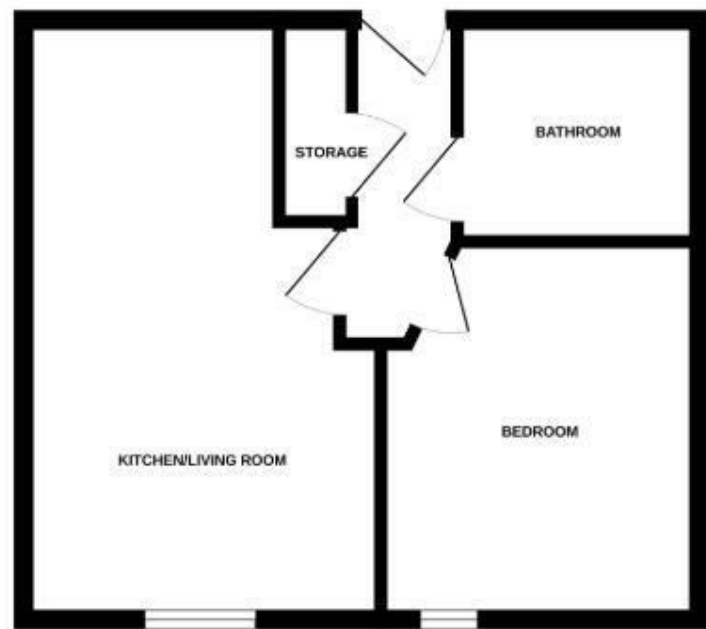
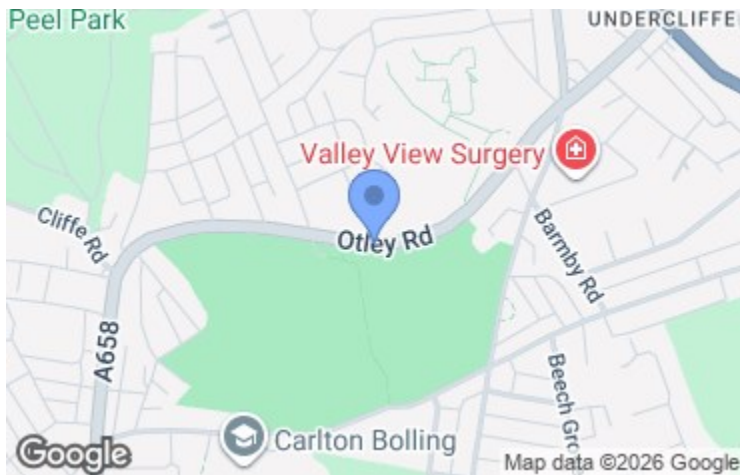


FIRST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 359 sq.ft. (33.4 sq.m.) approx.
plan not to scale - solely for illustration purposes only
Made on 11/09/2025

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	81	85	
(81-91) B			
(69-80) C			
(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@wwstateagents.com

Directions

See Mapping.



Otley Road, Bradford, BD3 0EH
Offers In The Region Of £40,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.



**** ONE BEDROOM APARTMENT ****
LEASEHOLD ** SECURE GATED
DEVELOPMENT ** BUY-TO-LET ** RENTAL
INCOME £515 P/M ** HANDY FOR LOCAL
AMENITIES ** HANDY FOR LOCAL
AMENITIES ** COUNCIL TAX BAND A **
One bedroom ground floor flat located at 289 Otley Road, Bradford, BD3 0EH. This delightful property offers a comfortable and convenient living space, perfect for individuals or couples seeking a modern home.

As you enter the apartment, you are greeted by a spacious hallway that leads to the various rooms. To your left, you will find the well-appointed bathroom, which features a stylish three-piece suite, including a shower bath, all finished with tasteful tiling. This space is designed for both comfort and practicality.

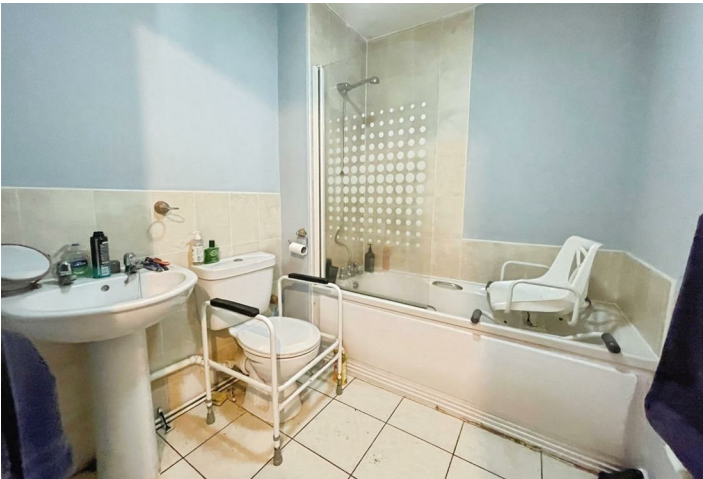
The bedroom is generously sized, easily accommodating a double bed along with wardrobes, making it an ideal retreat for rest and relaxation. The double-glazed windows at the front allow natural light to flood the room,

creating a warm and inviting atmosphere.

The living room and dining area is a bright and airy space, enhanced by two additional double-glazed windows that provide a lovely view of the surroundings. The carpet finish adds a touch of warmth, making it a perfect spot for entertaining guests or enjoying quiet evenings at home.

The kitchen is functional and well-equipped, featuring a range of wall and base units for ample storage. It comes complete with a free-standing fridge freezer, an electric oven, a electric hob, and an extractor fan, ensuring that you have everything you need to prepare delicious meals.

This property is not only well-designed but also conveniently located, making it an excellent choice for those looking to enjoy the vibrant life of Bradford. With its combination of comfort, style, and practicality, this flat is a wonderful opportunity for anyone seeking a new home.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
One Bedroom Ground Floor Flat, Close To Local Amenities & Excellent Transport Links.

Rating authority
Borough Council Tax Band A

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Leasehold