

Ground Floor

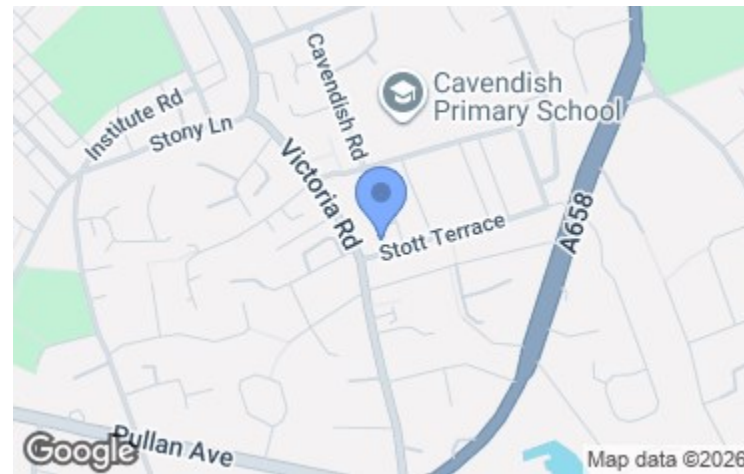
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Viewing arrangements**

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



**Directions**

See Mapping.



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.



**Tay Court, Bradford, BD2 2BW**  
**Offers In The Region Of £85,000**



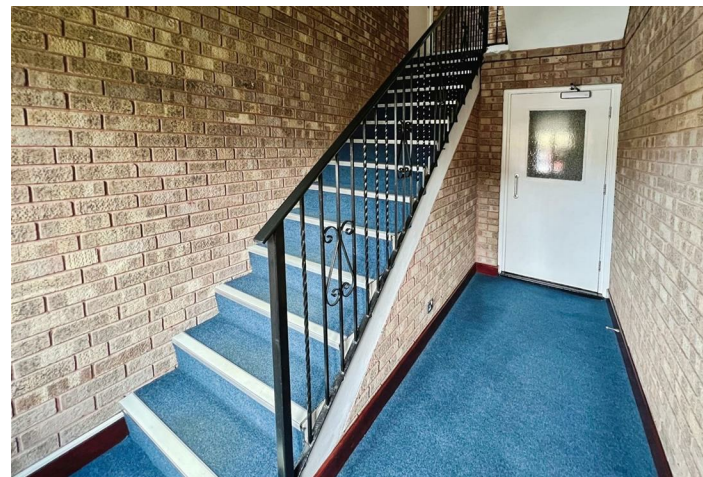
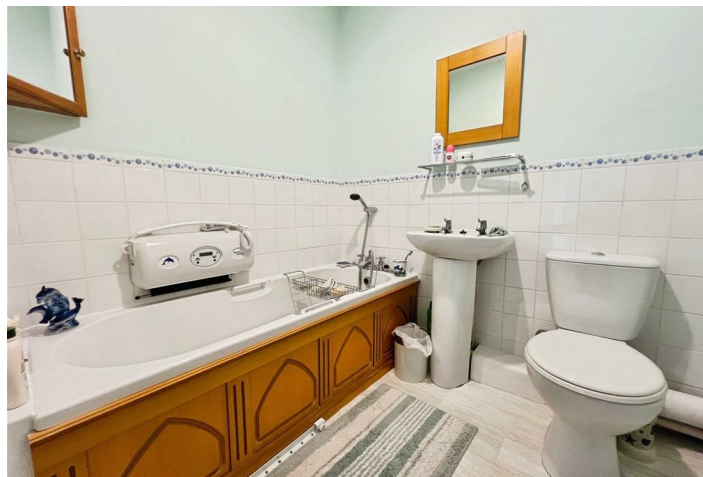
**\*\* 2 BEDROOMS \*\* SECOND FLOOR APARTMENT \*\* DESIRABLE RESIDENTIAL LOCATION \*\* SECURED COMMUNAL ENTRANCE \*\* ALLOCATED PARKING \*\* LOCAL AMENITIES NEARBY \*\* EXCELLENT TRANSPORT LINKS \*\*** A 2 bedroom top floor apartment perfect for those seeking a comfortable and convenient living space, with excellent transport links and a variety of local amenities nearby.

As you enter the apartment, you are greeted by a communal entrance hall that leads to your private door. Inside, the entrance hall features a built-in storage cupboard, providing ample space for your belongings, and grants access to all rooms within the flat. The spacious lounge/diner is a delightful area, boasting a large double-glazed window that fills the room with natural light. The electric fireplace adds a touch of warmth and comfort, while the carpeted flooring enhances the inviting atmosphere. A sliding door conveniently connects the lounge to the kitchen.

The kitchen is well-equipped with both wall and base units, making it practical for everyday cooking. It includes an integral electric oven and gas hob with an extractor, as well as space for a washing machine and undercounter fridge. A sink and drainer with a window above completes this functional space.

The apartment features two bedrooms, with the first being a generous double room that benefits from fitted wardrobes and a window overlooking the rear. The second bedroom is a good-sized single, also with carpeted flooring and a rear-facing window, making it ideal for guests or as a home office. The fully tiled bathroom features a bath, wash hand basin, and w/c, ensuring all your needs are met.

Externally, the property offers allocated parking for your convenience, along with some communal gardens to the front, providing a pleasant outdoor space to enjoy. This apartment is a wonderful opportunity for anyone looking to settle in a vibrant community with all the necessary amenities close at hand.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

2 Bedroom Top Floor Flat, Ideal For Buy To Let Investors, First Time Buyers, Downsizers & Young Professionals Alike.

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