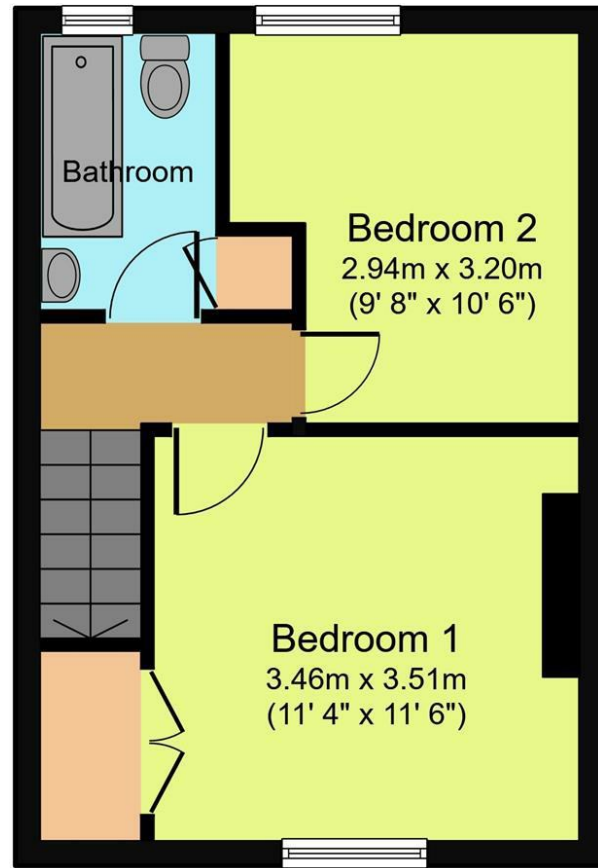


Ground Floor



First Floor

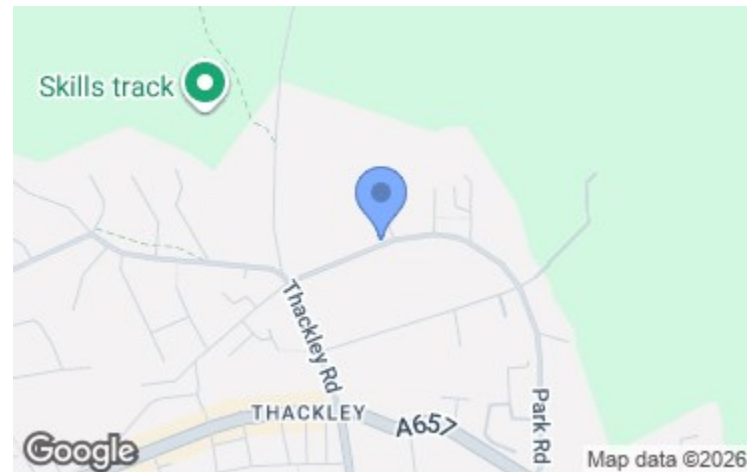
Created using Vision Publisher™



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>			
(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		
		65	83

**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.



**Park Road, Bradford, BD10 0RR  
Offers In The Region Of £210,000**



Park Road, Bradford, BD10 0RR



**\*\* 2 DOUBLE BEDROOMS \*\* POPULAR RESIDENTIAL LOCATION \*\* NO ONWARD CHAIN \*\* GRADE II LISTED COTTAGE \*\* IDEAL FIRST TIME BUYER HOME \*\*** Nestled on the charming Park Road in Thackley, this delightful Grade II listed cottage is now available for sale with no onward chain. Adorned with period features throughout including Yorkshire Stone flooring & exposed beams, this property is ideal for first time buyers and young professionals alike.

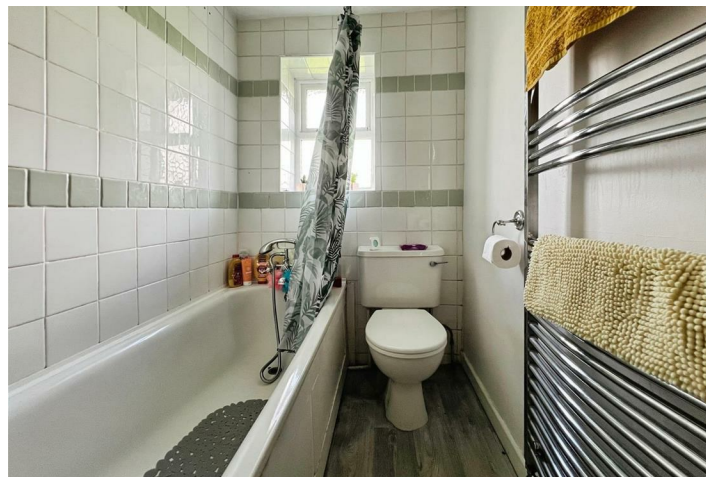
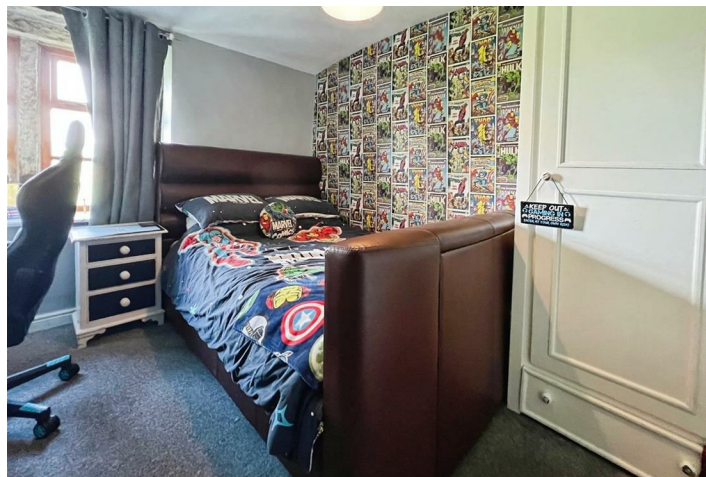
Upon entering, the entrance vestibule leads into a cosy lounge boasting original Yorkshire stone flooring, an exposed stone fireplace complete with a log-burning stove, a large double-glazed window to the front, and the gas central heating radiator. Additionally, there is convenient under-stair storage and easy access to the breakfast kitchen.

The kitchen is well-equipped with a range of wall and base units, providing ample storage space. It also includes plumbing and space for a fridge freezer, washing machine and

dishwasher, an integral electric oven with gas hob and extractor fan over, a sink and drainer, tiled splash backs, ample space for a small dining table, gas central heating and a double glazed window to rear.

The stairs, naturally lit by a skylight, leads to 2 bedrooms and the bathroom. The main double bedroom features an exposed stone chimney breast and hardwood flooring, also benefitting from built-in storage and a window overlooking the front. The second double bedroom comprises a gas central heating radiator, carpeted flooring and a double glazed window to rear, offering views across the fields beyond. Completing this charming home is a fully tiled family bathroom, which includes a modern white three-piece suite with a bath and shower over, a low-level flush W.C., a wash hand basin, and a heated towel rail.

Externally, the property enjoys a generous garden to the front, mainly laid to lawn with flowerbed borders, a patio seating area, some outbuildings for storage and a paved pathway leading to the front door.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Two Double Bedroom Grade II Lister Period Cottage Ideally Positioned With No Onward Chain & Large Enclosed Garden.

**Rating authority**  
Borough Council Tax Band C

**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**  
Freehold