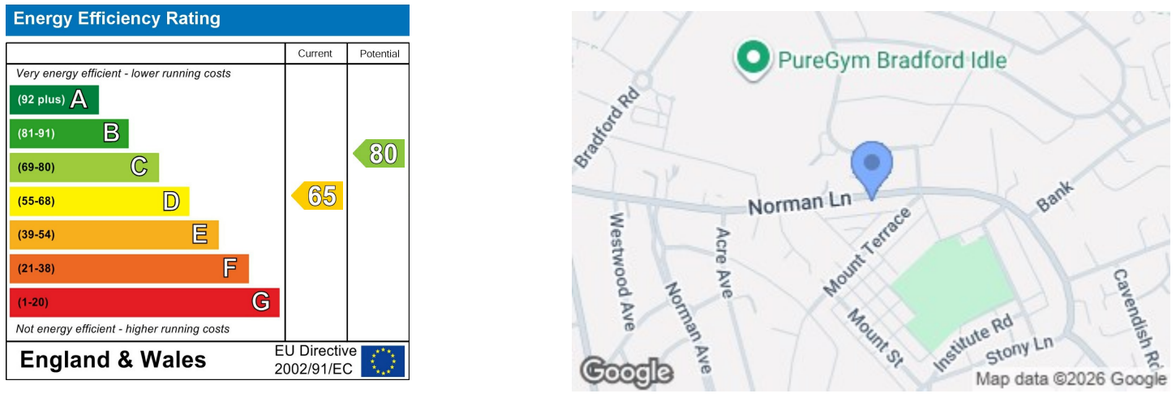


Ground Floor **First Floor** **Second Floor**

Created using Vision Publisher™





Viewing arrangements

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

Directions

See Mapping.





Norman Lane, Bradford, BD2 2LB
Auction Guide £125,000

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.

Norman Lane, Bradford, BD2 2LB

2 4 1

** For Sale Via Auction ** Starting Price - £125,000.00 ** Auction Fees Apply ** Four Bedroom ** No Onward Chain ** D/Glazing & Gas C/Heating ** Locate on Norman Lane in Bradford, this charming four-bedroom Through Mid-Terrace property presents an excellent opportunity for families or investors alike. Available through the Modern Method of Auction, this home welcomes you with a spacious hallway that leads to two inviting reception rooms, perfect for both relaxation and entertaining.

The first reception room boasts large double-glazed bay windows that fill the space with natural light, complemented by an elegant wallpapered wall and an electric fireplace, creating a warm and inviting atmosphere. The second reception room, located at the rear, offers ample space for a comfortable sofa and a dining table for four, making it an ideal spot for family meals or gatherings. This room also features double-glazed windows and a cosy carpet finish.

The family kitchen is functional and well-equipped, featuring a range of wall and base units, room for freestanding appliances, a gas hob, and double-glazed windows that overlook the rear garden. With partly tiled walls and laminate flooring, this kitchen is both practical and stylish, with a side door providing convenient access to the outdoor space.

On the first floor, you will find three generously sized double bedrooms, each with ample room for double beds and wardrobes, all benefiting from double-glazed windows and a carpet finish. The family bathroom is well-appointed with a four-piece suite, fully tiled walls, and laminate flooring, ensuring a comfortable and modern space.

The second floor hosts a large double bedroom, complete with velux windows and additional wardrobe space.

Outside, the property features a small front garden and a two-level rear garden, designed for low maintenance with stone paving, which can also serve as a driveway.

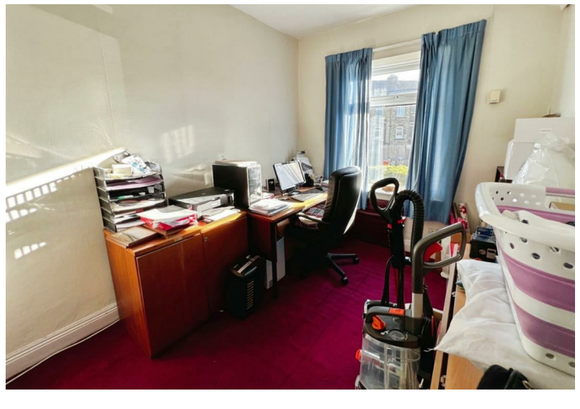


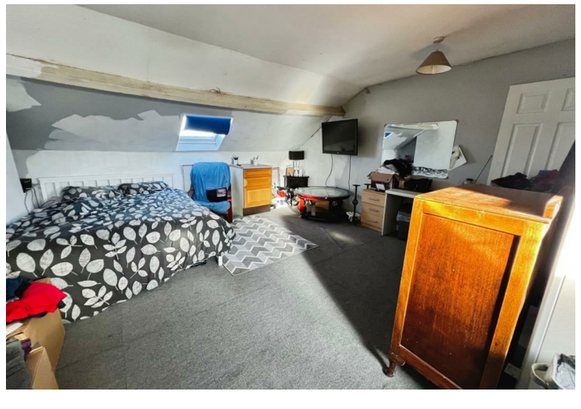












Fixtures & fittings

Three Double Bedroom Mid-Terrace with Two Reception Room
Sold Via Auction With No Onward Chain.

Rating authority

Borough Council Tax Band B

Services

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

Tenure

Freehold