

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	64	
(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@wwestateagents.com



Directions

See Mapping.



Whiteways, Bradford, BD2 4BE
Auction Guide £110,000

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.



**** 3 BEDROOMS ** MID-THROUGH TERRACE ** IN NEED OF SOME MODERNISATION ** IDEAL FOR BUY TO LET INVESTMENT ** POPULAR LOCATION ** SOLD BY MODERN METHOD OF AUCTION ** BUYERS FEES APPLY ****
STARTING BID £110,000 ** Situated within a popular residential area within BD2, this mid terraced house presents an excellent opportunity for investors. The property, which is a three-bedroom mid-terrace, is being sold with no onward chain and is in need of some modernisation.

Upon entering, you are greeted by an entrance hall that leads into a spacious lounge and kitchen area. The through lounge diner is bright and airy, featuring windows at both the front and rear, and is equipped with gas central heating and carpeted flooring. The separate kitchen offers a practical layout with some existing units, ample space and plumbing for appliances, and convenient under-stairs storage. A door from the kitchen leads to the rear garden, enhancing the flow of the home.

The first floor comprises a landing that provides access to a large storage room and three well-proportioned bedrooms. Two of the bedrooms are generous doubles, each with windows that allow natural light to flood in, while the third is a good-sized single bedroom, all featuring carpeted flooring and gas central heating. Completing the interior is a spacious family bathroom, which boasts vinyl flooring, a window to the rear, and is fitted with a bath and shower over, wash hand basin, and W.C.

Externally, the property features a low-maintenance garden to the front, while the rear offers a large lawned garden, fully enclosed by fencing.

This property is a fantastic opportunity to invest in a home with great potential in a sought-after location.



Fixtures & fittings 3 Bedroom Mid Terrace With No Onward Chain Sold Via The Modern Method Of Auction.	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.
Rating authority Borough Council Tax Band B	Tenure Freehold