

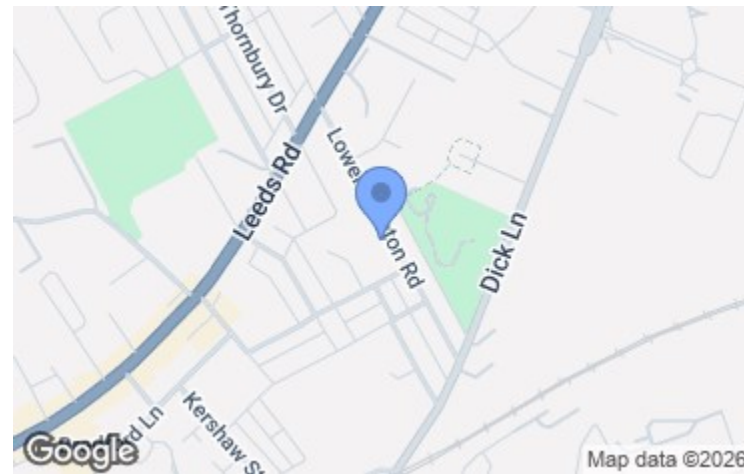
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements

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



Directions

See Mapping.



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.



Lower Rushton Road, Bradford, BD3 8PX
Offers In The Region Of £125,000



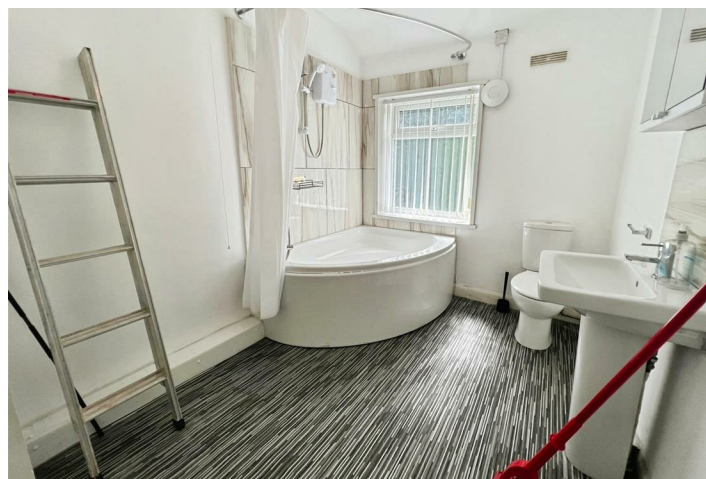
**** 2 BEDROOMS ** SEMI-DETACHED HOME
**** OFF-STREET PARKING & GARAGE **
**IDEAL FIRST TIME BUY ** NO ONWARD
**CHAIN ** POTENTIAL BUY TO LET
**INVESTMENT ** EXCELLENT TRANSPORT
**LINKS ** A two-bedroom semi-detached family
home presents an excellent opportunity for first-
time buyers and buy-to-let investors alike.
Offered with no onward chain, this property is
ready for you to make it your own.************

a uPVC door to front leads into an entrance
vestibule that gives access to the stairs to the
first floor and to a spacious lounge at the front
of the house. This lounge features a radiator, a
large window that fills the room with natural
light, and grey carpeted flooring. The kitchen,
located at the rear, has been newly fitted with
modern gloss wall and base units, an integral
electric oven, a gas hob and extractor fan over,
space for a washing machine and fridge freezer
and sink and drainer. The kitchen also boasts
vinyl flooring and a window overlooking the
rear garden. A door gives access to the rear
garden which offers potential for another

reception room and/or home office, with patio
doors leading to the garden.

The first floor comprises a landing that leads to
two well-proportioned bedrooms. The main
double bedroom, situated at the front, features a
window, radiator, carpeted flooring, and neutral
decor. The second smaller double bedroom
overlooks the rear garden and also benefits from
carpeted flooring and a radiator. The family
bathroom is generously sized, complete with a
corner bath and an electric shower overhead, a
wash hand basin, and a W/C. Built-in storage
and a window to the rear add to the practicality
of this space.

Externally, the property offers off-street parking
at the front and a garage at the rear, which,
while in need of repair, could serve as useful
storage. The enclosed rear garden features a
low-maintenance patio with fenced borders,
perfect for enjoying outdoor moments.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two Bedroom Semi-Detached Home Ideal For Buy
To Let Investors & First Time Buyers 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 Wallace Home Financial Ltd, who are authorised and regulated by the
Financial Conduct Authority.

Tenure
Freehold