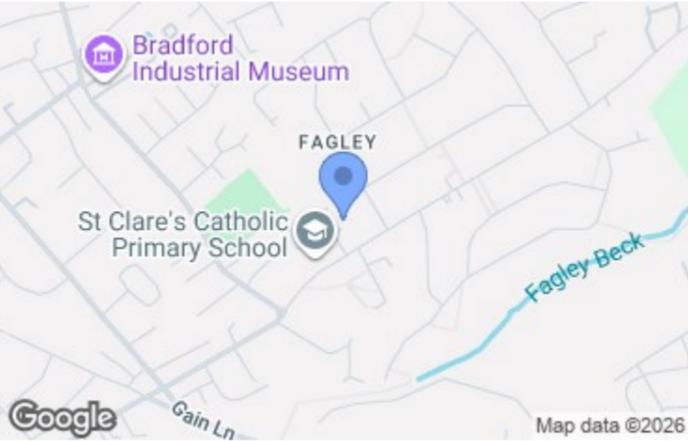




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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



**Directions**

See Mapping.



**Viewing arrangements**

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

**Churchfields, Bradford, BD2 3JN  
 Auction Guide £40,000**

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.



Churchfields, Bradford, BD2 3JN



**\*\* CASH BUYERS ONLY \*\* 2 BEDROOM APARTMENT \*\* GROUND FLOOR \*\* DECEPTIVELY SPACIOUS \*\* AMPLE STORAGE \*\* EXCELLENT INVESTMENT OPPORTUNITY \*\* \*\* FOR BY MODERN METHOD OF AUCTION \*\* BUYERS FEES APPLY \*\* STARTING BID - £40,000.00 \*\* NO ONWARD CHAIN \*\*** Located in the charming area of Churchfields, Bradford, this ground floor flat offers a wonderful opportunity for those seeking a comfortable living space. With a convenient location at BD2 3JN, this property features two well-proportioned bedrooms, making it ideal for couples, small families, or individuals looking for extra space. sold via The Modern Method Of Auction with advanced property auction.

Upon entering the flat, you are greeted by a welcoming hallway that provides access to all rooms. The living room, while in need of modernization, boasts double glazed windows that overlook the rear, allowing for plenty of natural light to fill the space. The electric radiators ensure warmth and comfort during

the cooler months.

Adjacent to the living room is the kitchen, which is equipped with a variety of wall and base units, providing ample storage for your culinary needs. The kitchen is designed to accommodate a hob and oven, making it a practical space for cooking and entertaining. Like the living room, the kitchen also benefits from double glazed windows to the rear, enhancing the overall brightness of the area.

The main bedroom is a substantial double bedroom and a second single bedroom ideal for guests and/or home office, both featuring double glazed windows that face the front of the property. Each room is fitted with electric radiators, ensuring a cosy atmosphere throughout the flat.

Externally, the property is positioned within a quiet residential setting and benefits from access to communal gardens, providing outdoor space for residents to enjoy. The property also benefits from communal parking, offering convenient off-street parking for residents and visitors.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

<p><b>Fixtures &amp; fittings</b> Two Bedroom Ground Floor Apartment Ideal For Cash Buyers &amp; Buy To Let Investors Alike.</p> <p><b>Rating authority</b> Borough Council Tax Band A</p>	<p><b>Services</b> INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p><b>Tenure</b> Leasehold</p>
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