

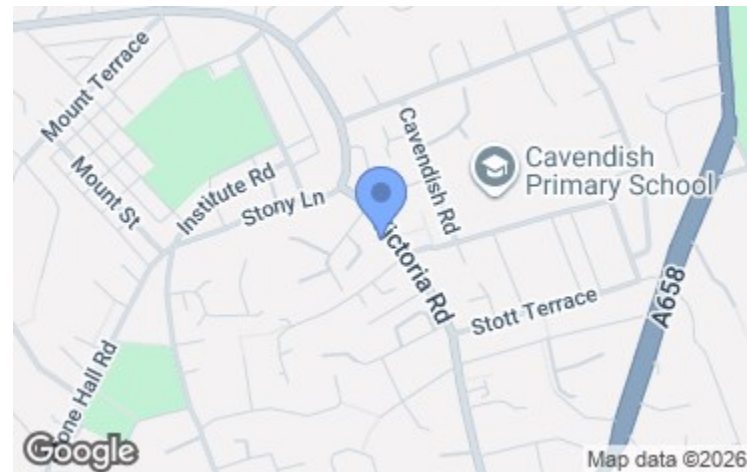
GROUND FLOOR
APPROX. FLOOR
AREA 299 SQ. FT.
(27.8 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 294 SQ. FT.
(27.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 593 SQ. FT. (55.1 SQ. M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(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@wwstateagents.com

Directions

See Mapping.



Victoria Road, Bradford, BD2 2DJ
Offers In The Region Of £130,000

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.



Victoria Road, Bradford, BD2 2DJ



**** 2 BEDROOMS ** STONE BUILT COTTAGE ** CHARACTER FEATURES ** IDEAL FIRST TIME BUYER HOME OR INVESTMENT** POPULAR RESIDENTIAL LOCATION ** FRONT YARD ** CLOSE TO EXCELLENT AMENITIES ****

Situated in the heart of Eccleshill's popular Victorian Village, on a quiet private road, this charming two-bedroom through-by-light Victorian cottage offers character, space and convenience in equal measure.

Set behind a front yard, the property welcomes you through the front entrance door into a deceptively spacious reception room, bursting with period charm. Featuring traditional wooden ceiling beams and a beautiful stone-built fireplace, this cosy yet generous living space provides the perfect setting for relaxing or entertaining.

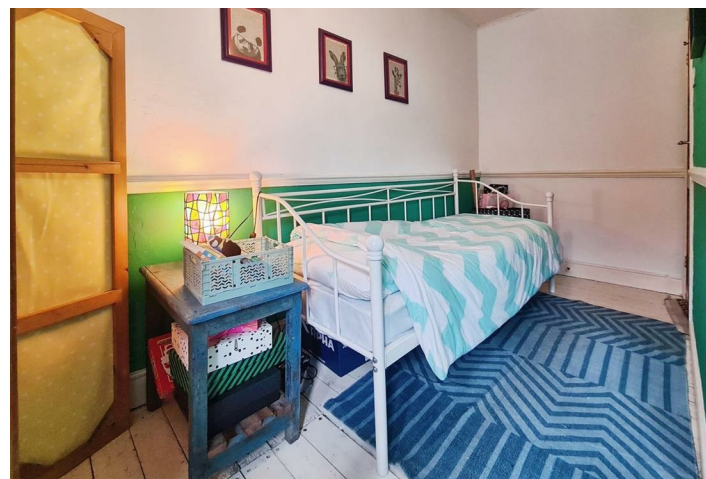
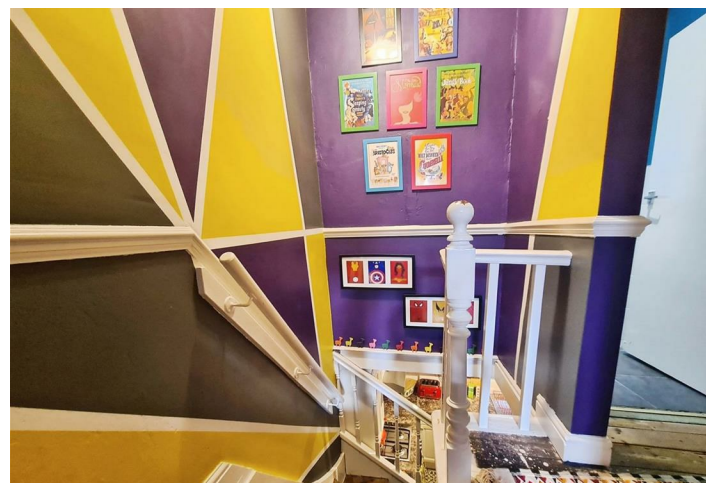
To the rear is a well-appointed kitchen diner, fitted with a range of base and wall units offering ample storage. There is an integrated oven, gas hob and overhead extractor, with plenty of space for dining. Stairs rise from the kitchen to the first-floor landing.

Upstairs, the master bedroom is positioned to the front elevation and benefits from fitted wardrobes, space for a dressing table and a front-facing window allowing for natural light. Bedroom two is also a generously sized room with ample storage space and houses the gas combi boiler.

The house bathroom is fitted with a bath incorporating a stand-in electric shower, pedestal sink, WC and a heated towel rail. Additional benefits include attic storage, double glazing throughout and the enclosed front yard.

Ideally located in Eccleshill Village, the property is within easy reach of excellent local shops, amenities, well-regarded schools and convenient transport links into Bradford, Leeds and surrounding areas.

This delightful character cottage would make an ideal first-time buy, or investment opportunity. Early viewing is highly recommended.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Ideal First Home Or Investment, well Presented & Ready To Move In.

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 Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold