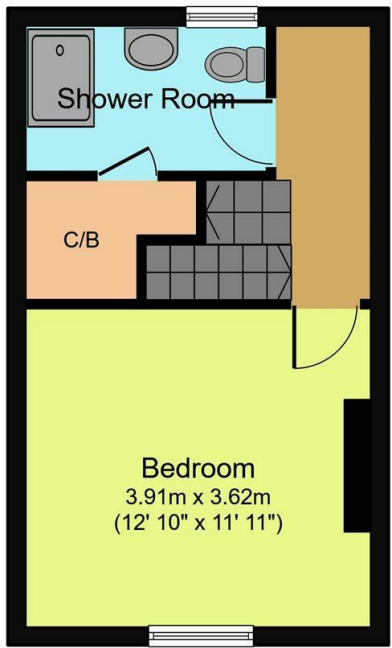
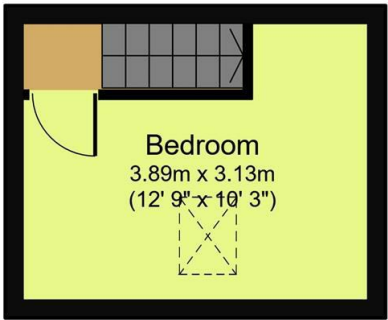


Ground Floor



First Floor

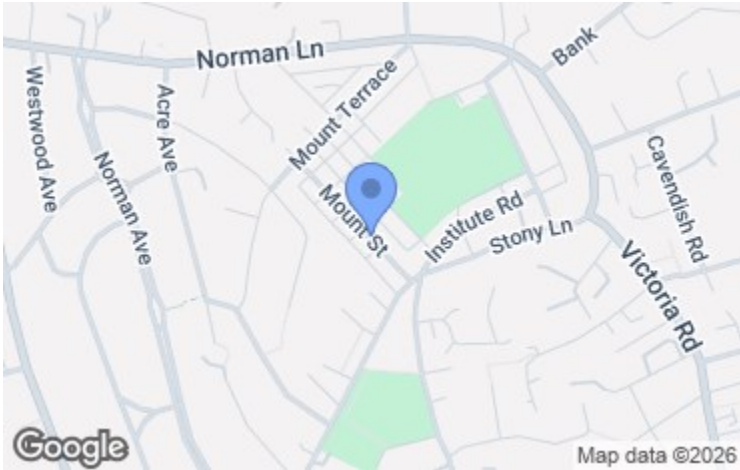


Second Floor

Created using Vision Publisher™



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 62 | 74 |
| England & Wales | EU Directive 2002/91/EC | |

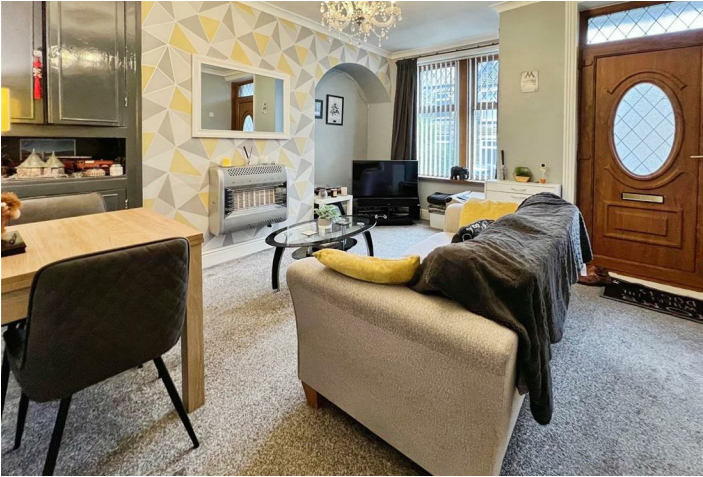


Viewing arrangements

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

Directions

See Mapping.



Mount Street, Bradford, BD2 2JH
Offers In The Region Of £130,000

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.



Mount Street, Bradford, BD2 2JH

 1  2  1

**** 2 BEDROOMS ** IDEAL FIRST TIME BUY**
**** CONVENIENT LOCATION ** EXCELLENT**
TRANSPORT LINKS ** POTENTIAL BUY TO
LET INVESTMENT ** CLOSE TO LOCAL
AMENITIES ** A through mid-terrace house presenting an excellent opportunity for first-time buyers and buy-to-let investors alike with a ready to move in feel.

Enter the lounge via a PVCu door to front, naturally lit via a bay window to front, also featuring a wall-mounted gas fire, gas central heating, carpeted flooring and leads into the kitchen. The kitchen is equipped with wall and base units, an electric oven, and a gas hob, sink and drainer, tiled splashbacks, window to rear and laminate flooring. There is ample space for a fridge freezer, a door leading to a large storage cupboard.

The first floor hosts a substantial main double bedroom, complete with a double-glazed window to the front. This room is tastefully decorated in neutral tones and features carpeted flooring for added comfort. The modern shower

room includes a walk-in shower cubicle, a low-level flush W/C, and a wash hand basin, all complemented by laminate flooring and a heated towel rail with the addition of a built in storage cupboard.

Ascending to the second floor, you will discover the second bedroom, which is brightened by a Velux window, creating a lovely, airy space. This room also benefits from carpeted flooring and a radiator.

Externally, the property features a front yard with a walled border, while the rear offers a low-maintenance patio yard, enclosed by fencing, providing a private outdoor space.

This mid-terrace house is not only well-presented but also conveniently located, making it an ideal choice for those looking to settle in a vibrant community.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two Bedroom Through Mid Terrace Perfect For First Time Buyers & Buy To Let Investors Alike.

Rating authority
Borough Council Tax Band A

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold