



Ground Floor

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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>		75	75
(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

**Eccles Court, Bradford, BD2 3BG**  
**Offers Over £75,000**

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.



Eccles Court, Bradford, BD2 3BG



**\*\* ONE DOUBLE BEDROOM \*\* QUIET CUL-DE-SAC LOCATION \*\* NO ONWARD CHAIN \*\* GAS CENTRAL HEATING \*\* DOUBLE GLAZED WINDOWS \*\* ALLOCATED PARKING \*\* COMMUNAL GARDENS \*\*** This one bedroom first floor apartment is ideal for those looking to buy their first home and/or looking to downsize offered to the market with no onward chain.

A doorway leads to communal stairs to the first floor where the flat's main door is located, leading into a hallway with built in storage cupboards.

The property comprises a lounge to the front elevation with electric fireplace and mantle over, gas central heating radiator, carpeted flooring and neutral décor. The kitchen is fitted with a range of wooden wall and base units with complimentary work surfaces over, space and plumbing for washing machine, tumble dryer and fridge freezer, an integral electric oven and gas hob with extractor fan over, stainless steel sink and drainer, gas central

heating and double glazed window.

The double bedroom is fitted with wardrobes and overhead cupboards, gas central heating radiator, double glazed window to rear, carpeted flooring and neutral décor. The bathroom is fully tiled incorporating a white three piece suite including a bath with shower over, wash hand basin and low level flush w/c.

Externally, the property benefits from allocated parking and communal gardens surround.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

One Bedroom First Floor Flat Situated On Quiet Cul-De-Sac Location, Close To Local Amenities & Excellent Transport Links.

**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**  
Leasehold