



340 Idle Road, Bolton Junction, Bradford, BD2 2AL

SWIFT MOVE SALE - QUICKER COMPLETION: Ask for more information.

NO CHAIN - Inner terrace, offering new owners an opportunity to make their own mark. Currently providing THREE BEDROOM (one being attic) TWO BATH/SHOWER ROOM accommodation which is further enhanced by a GARAGE (with power and light) Prominent plot within walking distance of local amenities. Multiple schools within a circa 1 mile radius. Contact Robert Watts to arrange your viewing today.

Offers Over £115,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

SWIFT MOVE This property benefits from a swift move legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £360 on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

LIVING ROOM 15'2" x 13'1" (4.62m x 4m)

CELLAR With light

KITCHEN 12'9" x 5'8" (3.89m x 1.73m)

Selection of wall and base units, work tops, belfast style sink

BEDROOM 1 13'2" x 10' (4.01m x 3.05m)

BEDROOM 2 8'2" x 5'7" (2.5m x 1.7m)

BATHROOM Three piece white suite, fitted over bath shower

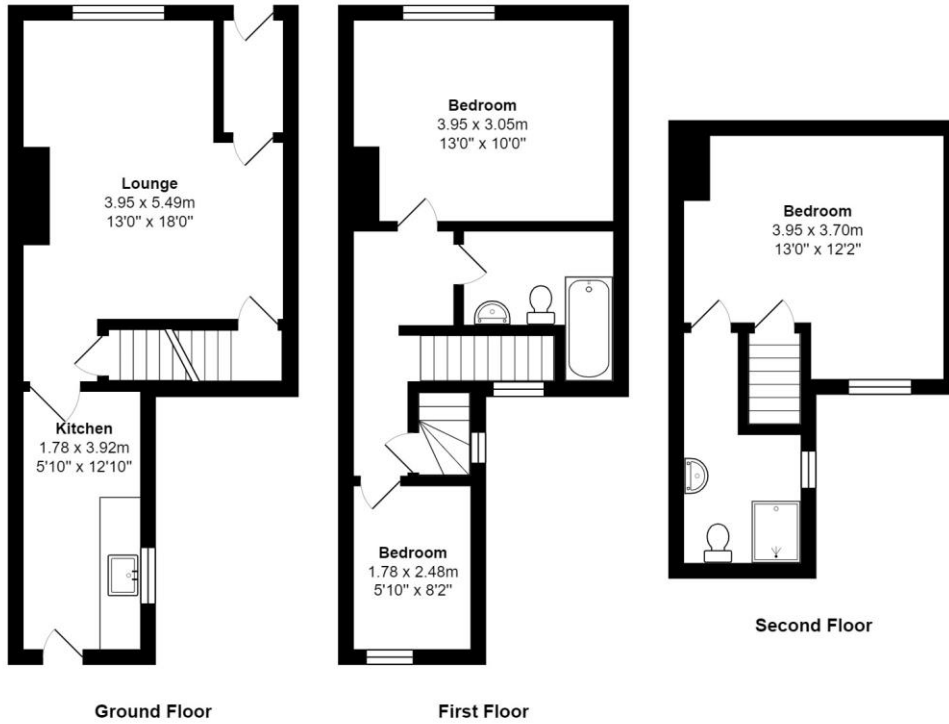
ATTIC 12'9" x 12'1" (3.89m x 3.68m)

En-suite shower room

OUTSIDE Yard gardens front and rear

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 77.5 m² ... 834 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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