



## 355 Idle Road, Bolton Junction, Bradford, BD2 4JU

NO CHAIN – Compact and charming END THROUGH BY LIGHT terrace currently providing ONE BEDROOM accommodation. Handy for many local amenities, this fine example is further enhanced by a useful under-house store with power and light. Contact Robert Watts to arrange YOUR VIEWING today.

£90,000

**T** 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk  
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**COUNCIL TAX Bradford**

Band A

**TENURE** Freehold

**ENTRANCE HALL****LIVING ROOM 12'1" x 10'5" (3.68m x 3.18m)**

Open to kitchen

**KITCHEN 14' x 4'7" (4.27m x 1.4m)**

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor - useful under stairs store

**LANDING****BEDROOM 1 11'5" (3.48) x 10'3" (3.12) plus recess**

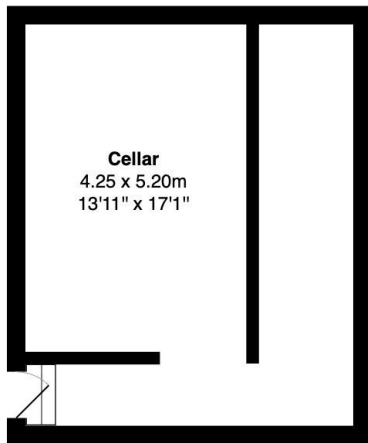
Useful over stair store

**BATHROOM** Three piece suite incorporating shower bath, wash basin and WC part tiled walls

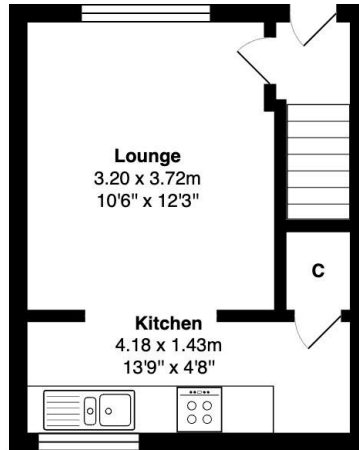
**UNDERHOUSE STORE** Good size under house store with power and light - external access only

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.

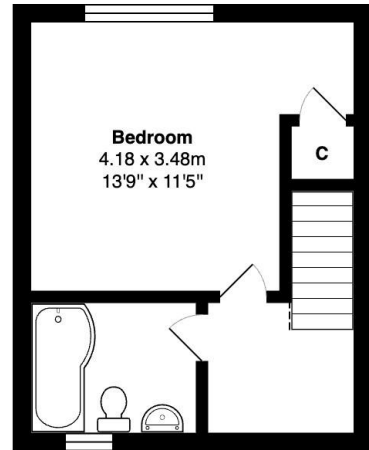




Lower Ground Floor



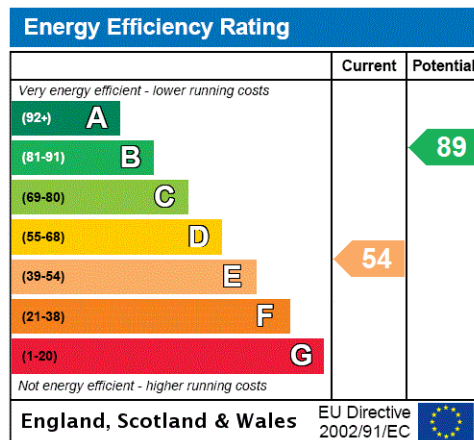
Ground Floor



First Floor

Total Area: 44.4 m<sup>2</sup> ... 478 ft<sup>2</sup> (excluding cellar)

All measurements are approximate and for display purposes only



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