



## 15 Highfield Grove, Idle, Bradford, BD10 8QW

**NO CHAIN** - Larger than average semi-detached with clear potential to extend (subj to PP) – If you are frustrated by small semi-detached or tiny detached houses, this could be the one for you! Currently providing **THREE DOUBLE BEDROOM** very well presented accommodation, built around 25 years ago this fine example is further enhanced by: **18FT MODERN KITCHEN DINER**, **UTILITY ROOM with WC**, **CONSERVATORY**, **ATTACHED GARAGE**. Within walking distance of many local amenities (including Morrisons shopping complex) and schools. A detailed inspection is essential to fully appreciate the size and quality of accommodation on offer here. Contact Robert Watts to arrange **YOUR VIEWING** today.

**Offers Over £285,000**

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**ENTRANCE HALLWAY** Double store closet

**LOUNGE** 14'6" x 17'9" (4.42m x 5.4m)

**KITCHEN DINER** 18' x 12'3" (5.49m x 3.73m)

Selection of modern wall and base units. Built in oven, hob and extractor. Plumbed for dish washer. Wooden flooring

**UTILITY ROOM** 10'2" x 6'1" (3.1m x 1.85m)

WC off

**CONSERVATORY** 10'7" x 10' (3.23m x 3.05m)

**LANDING** Access via pull down ladder to boarded loft

**BEDROOM ONE** 14'8" x 11'2" (4.47m x 3.4m)

**BEDROOM TWO** 12'4" (max) x 9' (3.76m (max) x 2.74m)

**BEDROOM THREE** 12'4" x 8'6" (3.76m x 2.6m)

**BATHROOM** Three piece white suite. Tiled walls and floor

**OUTSIDE** Driveway to attached garage, pleasant gardens front and rear

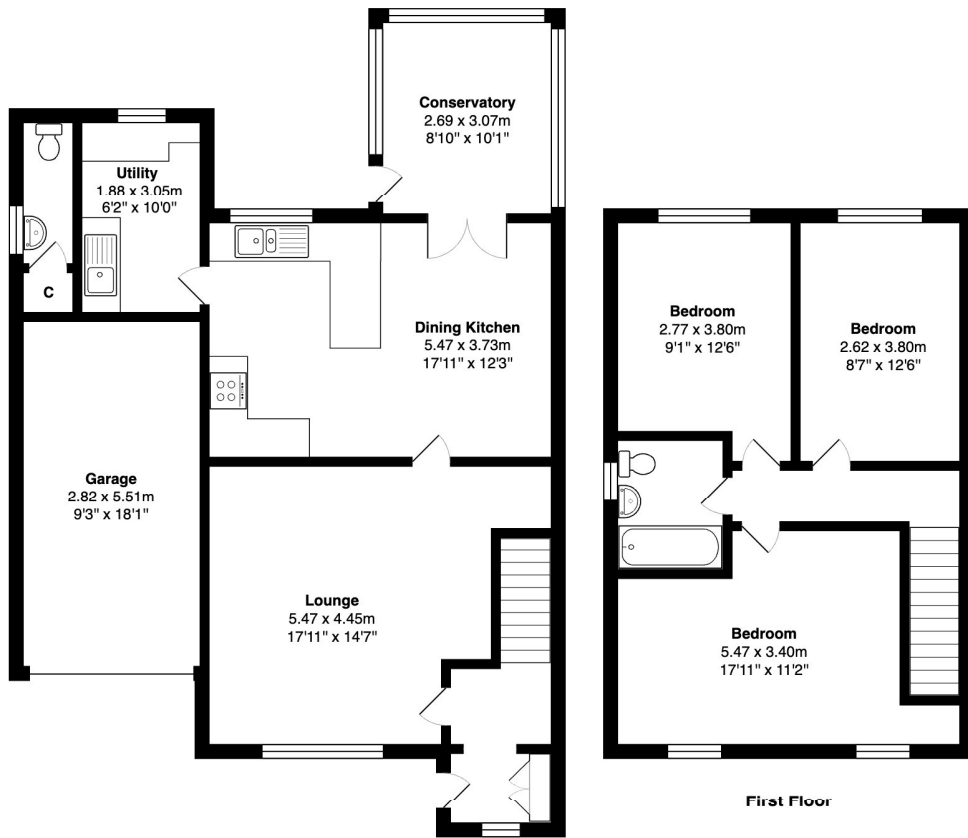
**COUNCIL TAX** Bradford

Band C

**TENURE** Freehold

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.



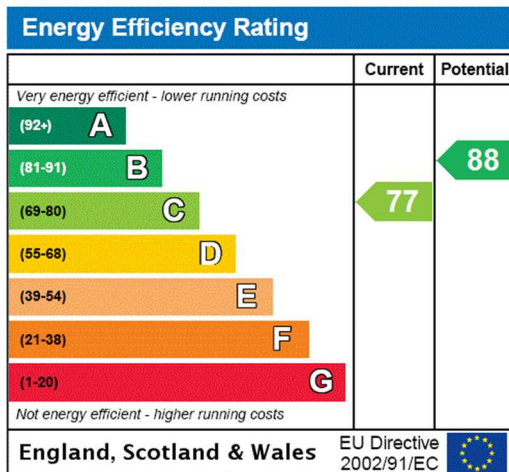


Ground Floor

First Floor

Total Area: 127.7 m<sup>2</sup> ... 1375 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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