



## 43 Pellon Terrace, Idle, Bradford, BD10 8PA

ATTENTION FAMILY BUYERS! Walking distance to Thackley Primary and Immanuel College. Occupying an enviable plot which forms part of the ever popular "Harpers" area on the Idle/Thackley border which provides THREE BEDROOM accommodation which is further enhanced by a good size conservatory, impressive 18ft kitchen diner, utility room and a super rear garden which simply must be seen. Contact Robert Watts to arrange YOUR viewing today.

**£279,950**

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### ENTRANCE HALL

#### LOUNGE 12' x 11'7" (3.66m x 3.53m)

Double doors to kitchen, multi fuel stove, bay window

#### UTILITY AREA 12'4" x 3'8" (3.76m x 1.12m)

Plumbed for automatic washer

#### CONSERVATORY 12'8" x 12'1" (3.86m x 3.68m)

Good size conservatory leading to balcony

#### KITCHEN DINER 18'3" x 11'11" (5.56m x 3.63m)

Fitted kitchen including a range of wall and base units, worktops with stainless steel sink unit. "Central Island/Breakfast Bar" and store panty

**FIRST FLOOR LANDING** Built in store closet

#### BEDROOM ONE 12'8" (3.86) plus robes x 9'4" (2.84)

Fitted wardrobes

#### BEDROOM TWO 10' x 10'1" (3.05m x 3.07m)

#### BEDROOM THREE 8'7" (2.62) x 7'10" (2.4) both max ex s/head

Stair head store

**BATHROOM** Three piece white suite with fully tiled walls

**OUTSIDE** Shared drive, superb larger than average garden to rear incorporating timber deck patio and mature garden to front

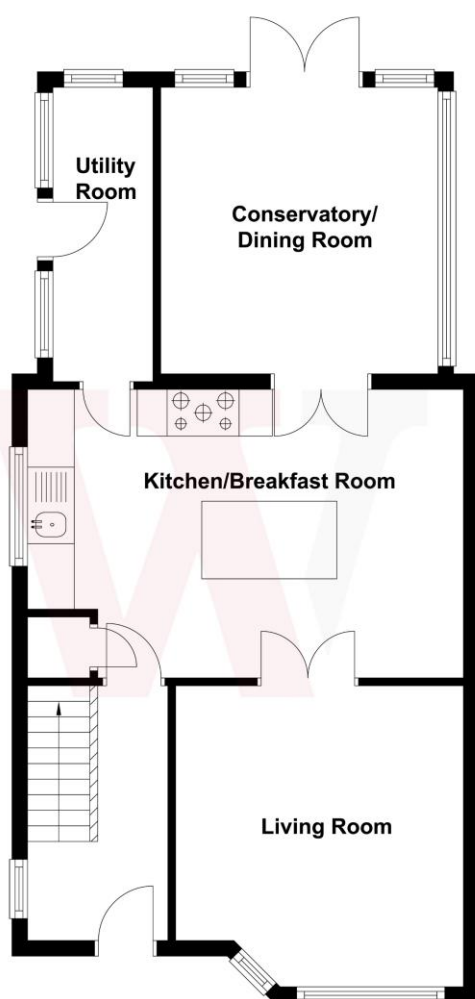
**DIRECTIONS** From our Five Lane Ends office continue out along Highfield Road towards Thackley. Continue past Blakehill School and ahead leading towards Thackley. Continue onto Town Lane (just after Stage 84), turn right (just after Holy Trinity Church) onto Harper Avenue, at the end turn right onto Pellon Terrace.

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

