



26 Rawson Square, Idle, Bradford, BD10 8PS

NO CHAIN...Well presented character cottage, occupying an enviable tucked away plot which forms part of this understandably sought after, highly regarded part of Idle. Rest assured this generously sized THREE BEDROOM property is a true paragon of its type, charm and character is finely blended with tasteful décor and is further enhanced by a pleasant conservatory and a delightful garden. Contact Robert Watts to arrange your viewing today.

Offers in excess of £285,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

CONSERVATION AREA Please note this property is within the boundary of Idle and the green conservation area.

LOUNGE 17'7" x 13'5" (5.36m x 4.1m)

Feature exposed stone wall

CONSERVATORY 11'9" x 9'9" (3.58m x 2.97m`)

Tiled floor

KITCHEN 17'4" x 13'4" (5.28m x 4.06m)

Fitted kitchen with wall and base units and access to small conservatory

LANDING

BEDROOM ONE 12'3" x 12'2" (3.73m x 3.7m)

Walk in dressing room

BEDROOM TWO 13'4" x 9'8" (4.06m x 2.95m)

Stripped polished floor

BEDROOM THREE 10'3" x 7'1" (3.12m x 2.16m)

SHOWER ROOM Shower cubicle, vanity wash basin, WC - tiled floor, majority tiled walls

OUTSIDE Splendid "Oasis" garden

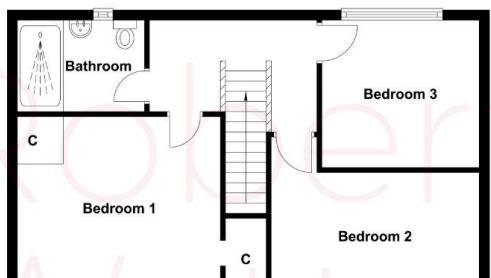
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RW Estate Agents **t** @robertwatts_

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