



## 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**

# 26 Rawson Square, Idle, Bradford, BD10 8PS

## **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)**

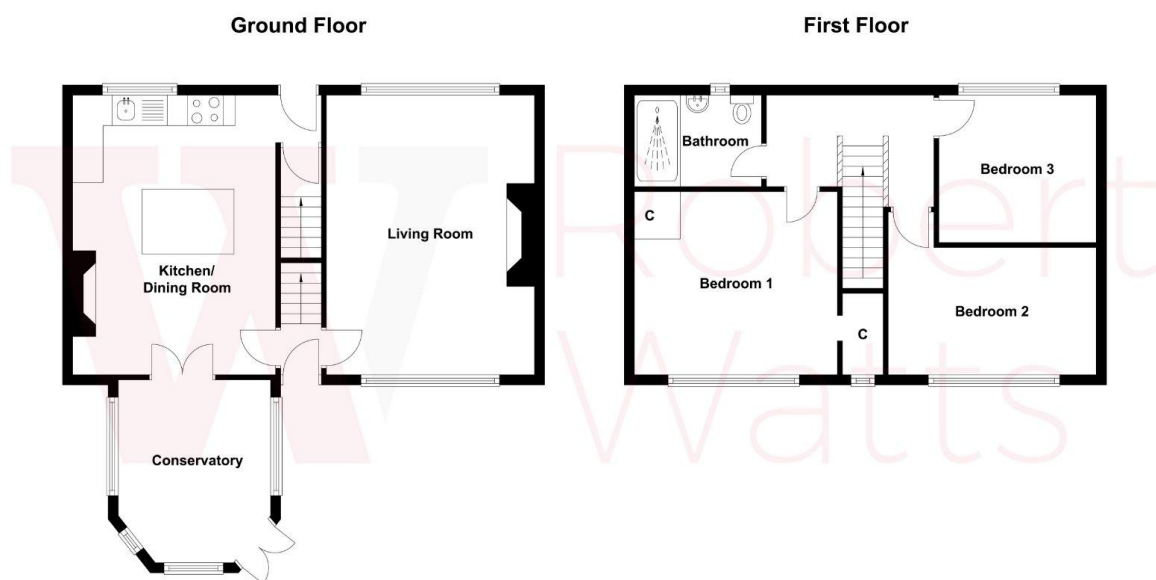
**SHOWER ROOM** Shower cubicle, vanity wash basin, WC - tiled floor, majority tiled walls

**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.







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		