



4 Town Lane, Idle, Bradford, BD10 8NS

WELL PRESENTED two bedroom accommodation, arranged over THREE LEVELS awaits new owners. A detailed internal inspection is essential to fully appreciate the accommodation on offer. Ideal Buy-To-Let, property successfully let since 2010. Rest assured cottages of this calibre do not remain "for sale" for long! Contact Robert Watts to arrange YOUR VIEWING today.

£140,000

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ENTRANCE VESTIBULE Leading to open plan lounge/kitchen diner.

OPEN PLAN LOUNGE KITCHEN DINER 16'4" x 13'5" (4.98m x 4.1m)

Could be utilised as open plan lounge/kitchen. Fitted kitchen incorporating a range of wall and base units, worktops, sink unit, integrated appliances include: oven, hob, fridge, freezer and dishwasher.

UTILITY ROOM Providing access to lower ground floor multi-purpose room, plumbed for auto washer.

LOWER GROUND FLOOR

LIVING ROOM 13'9" x 11'4" (4.2m x 3.45m)

Here we have a multi-purpose room, tanked and ready to be used as the new owners prefer e.g. a living room or office, gym, cinema room. NB no window.

LANDING Space for additional storage.

BEDROOM 1 10'8" x 7'5" (3.25m x 2.26m)

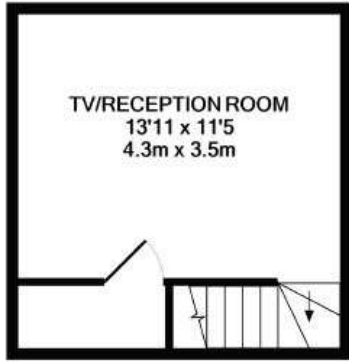
BEDROOM 2 9'1" x 8'6" (2.77m x 2.6m)

SHOWER ROOM Corner shower cubicle , WB , WC part tiled walls , tiled floor.

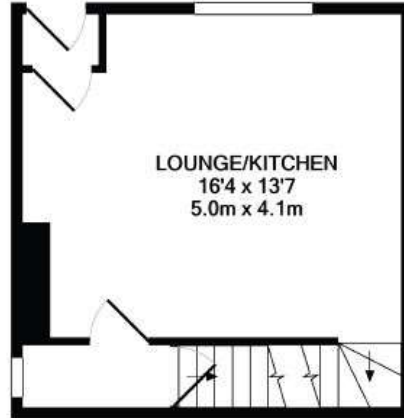
DIRECTIONS From our Highfield Road office travel North on Highfield Road towards Idle / Thackley. Continue towards the High Street , as the road narrows (at Stage 84 / The New Inn) this becomes Town Lane, the property will be found on the right next door to the New Inn pub.

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.

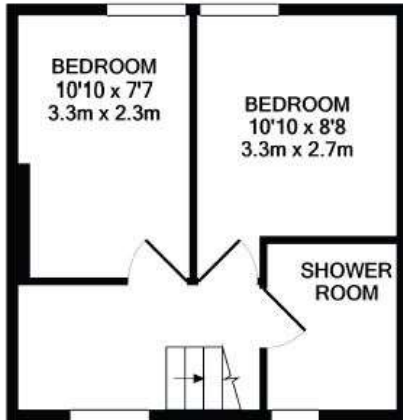




BASEMENT LEVEL
APPROX. FLOOR
AREA 201 SQ.FT.
(18.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 268 SQ.FT.
(24.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 272 SQ.FT.
(25.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 741 SQ.FT. (68.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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