



## 167 Bradford Road, Idle, Bradford, BD10 8SN

Inner terrace occupying a prominent plot which forms part of this most convenient of localities. Within walking distance of amenities in IDLE and FIVE LANE ENDS and around 2 miles (approx. 6mins) to Apperley Bridge train station. This well presented TWO BEDROOM example will appeal to a variety of buyers and must be viewed to fully appreciate the accommodation of offer. Contact Robert Watts to arrange YOUR VIEWING today.

**Offers Over £120,000**

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## **COUNCIL TAX Bradford**

Band A

**TENURE** Freehold

## **DIRECT ACCESS TO**

**LIVING ROOM 14' x 11' (4.27m x 3.35m)**

**INNER HALL** Access to cellar

**CELLAR** With power and light

**KITCHEN 11'5" x 11'2" (3.48m x 3.4m)**

Selection of wall and base units, work tops, sink unit, plumbed for washing machine - built in double oven, separate hob and extractor

## **LANDING**

**BEDROOM 1 14'1" x 10'3" (4.3m x 3.12m)**

**BEDROOM 2 8'3" x 7'4" (2.51m x 2.24m)**

**BATHROOM** Three piece white suite, tiled floor, splash back tiled walls

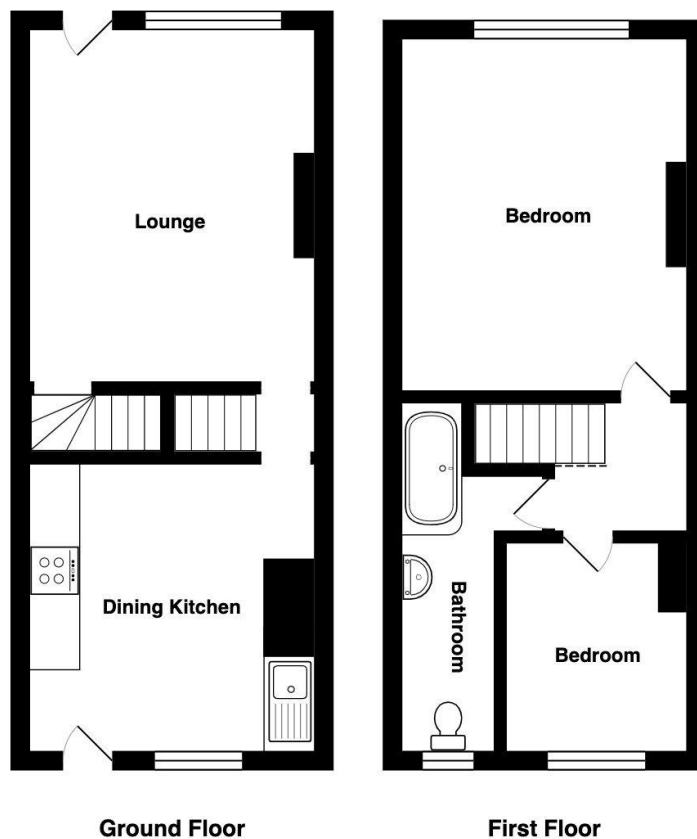
**OUTSIDE** There is a yard area to the rear, whilst this is not under the ownership of this property, our vendor advises this area is communal

**AML DISCLAIMER** Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.







Total Area: 60.8 m<sup>2</sup> ... 654 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		