




1 Fourlands Gardens, Idle, Bradford, BD10 9SP

EXTENDED end town house currently providing THREE BEDROOM family sized accommodation. Boasting a generously sized KITCHEN DINER, a useful LOFT CONVERSION, delightful SUNROOM and even a HOME OFFICE / SNUG with WC. Rest assured this well presented example will appeal to many. Forming part of this understandably sought after area, within walking distance of primary and secondary schools and offering easy access to IDLE, THACKLEY and APPERLEY BRIDGE. Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £250,000

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

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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 15'6" x 11'7" (4.72m x 3.53m)

Feature media wall

KITCHEN DINER 15'1" x 15'4" max (4.6m x 4.67m max)

Spacious kitchen diner, ample wall and base units, space for a family sized dining table and small sofa! useful understairs store.

SUNROOM 11'8" x 7' (3.56m x 2.13m)

Patio doors lead to rear garden

OFFICE / SNUG 7'8" x 5'3" (2.34m x 1.6m)

WC off

LANDING Access to attic conversion

ATTIC CONVERSION 15'1" x 10'9" (4.6m x 3.28m)

Access via space saver paddle stair case NB no building regulations

BEDROOM 1 12'3" (3.73) plus robes x 9' (2.74)

built in wardrobes

BEDROOM 2 9' (2.74) x 8'6" (2.6) plus understairs

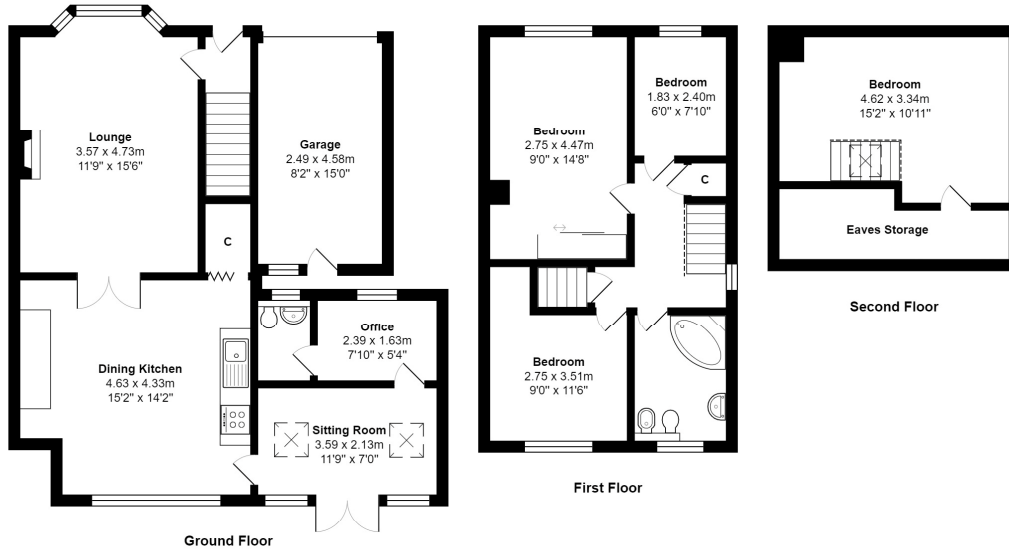
BEDROOM 3 8'1" x 6' (2.46m x 1.83m)

BATHROOM Four piece white suite comprising bath, wc, wb and bidet, tiled walls and floor

OUTSIDE Drive to garage, decked garden to rear, garden to front

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: 110.1 m² ... 1185 ft² (excluding garage, eaves storage)
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(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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