



21 Briarfield Avenue, Idle, Bradford, BD10 8QR

NO CHAIN – semi-detached bungalow forming part of this understandably sought after area. Currently providing TWO DOUBLE bedroom accommodation which is further enhanced by a good size conservatory, 16ft kitchen and a large attic room (no bldg. regs). Occupying a larger than average corner plot there is clear potential to extend (subj to planning perm) The DOUBLE GARAGE and pleasant gardens further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

£280,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk

Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **t** @robertwatts_

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COUNCIL TAX Bradford

Band C

TENURE Freehold

PORCH Leads to entrance hall

LIVING ROOM 13'1" x 11'9" (4m x 3.58m)

KITCHEN 16'4" x 11'4" (4.98m x 3.45m)

Selection of wall and base units, worktops, sink unit, built in double oven, hob and extractor - closet housing boiler - stairs lead to attic room

ATTIC ROOM 16'5" x 11'7" (5m x 3.53m)

NB no Building Regs

CONSERVATORY 12'5" x 11'8" (3.78m x 3.56m)

BEDROOM 1 11'7" x 11'9" (3.53m x 3.58m)

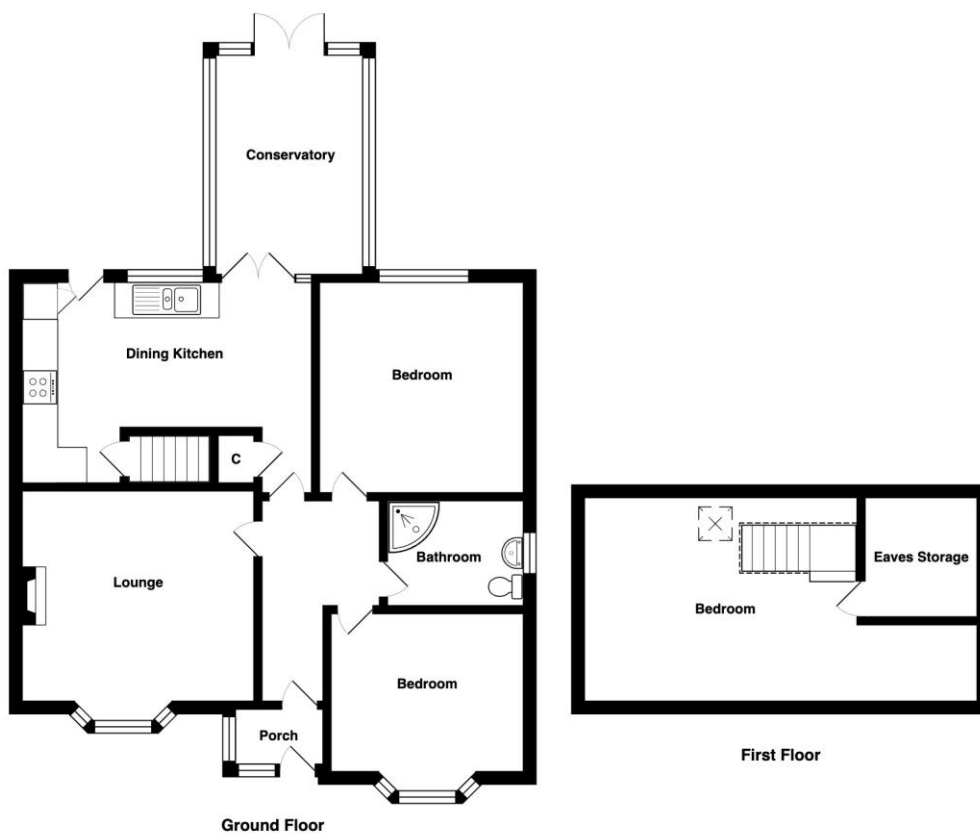
BEDROOM 2 10'9" x 8'9" (3.28m x 2.67m)

SHOWER ROOM Shower cubicle, vanity washbasin, WC

OUTSIDE Occupying an enviable, larger than average corner plot - drive leads to double garage

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: 103.5 m² ... 1114 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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