



30 Wendron Way, Idle, Bradford, BD10 8TW

REDUCED FOR QUICK SALE Currently providing FOUR BEDROOMS, TWO RECEPTION ROOM well presented accommodation, which is further enhanced by a small kitchen extension, creating a pleasant 'breakfast area'. During our vendors six year ownership the property has improved with a new bathroom, new windows and a new boiler. Well placed for local amenities, including schools (primary and secondary), shops (including Morrisons retail park) and many popular pubs and restaurants in the vicinity. Handy for travel too as Apperley bridge train station is less than 2 miles away (approx. 10 mins) Contact our Highfield Road office to arrange YOUR viewing today!

£260,000

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COUNCIL TAX Bradford

Band D

ENTRANCE HALL Useful under stairs store. Guest WC.

LIVING ROOM 15'8" x 11'4" (4.78m x 3.45m)

Sliding patio doors leading to rear garden.

DINING ROOM 9'7" x 9'4" (2.92m x 2.84m)

KITCHEN 8'11" x 9'7" (2.72m x 2.92m)

Fitted kitchen incorporating range of wall and base units, worktops. Built under oven and hob with extractor. Plumbed for auto washer and dishwasher, 1 1/2 bowl stainless steel sink unit. Open archway to breakfast room.

BREAKFAST ROOM 9'5" x 6'5" (2.87m x 1.96m)

LANDING Useful store closet

BEDROOM 1 11' (3.35) (plus recess) x 9'8" (2.95)

Double store closet.

BEDROOM 2 11'5" x 7'10" (3.48m x 2.4m)

Double store closet

BEDROOM 3 8'11" (2.72) (plus recess) x 5'11" (1.8)

Useful store closet

BEDROOM 4 8'6" x 5'10" (2.6m x 1.78m)

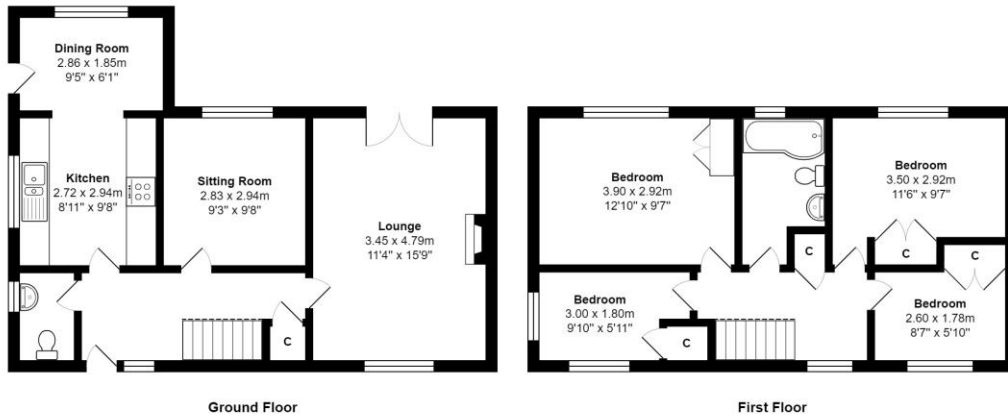
Double store closet

BATHROOM Modern suite

OUTSIDE Single garage , pleasant garden to rear

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: 96.0 m² ... 1033 ft²
 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		79
(55-68) D	66	
(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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