



173 Westfield Lane, Idle, Bradford, BD10 8UB

NO CHAIN – In need of complete refurbishment – THREE BEDROOM semi-detached forming part of this understandably sought after part of IDLE offering access to IDLE, THACKLEY, WROSE and APPERLEY BRIDGE. Of likely appeal to a variety of buyers, including young families as there are over 12 schools within a circa 1 mile radius. Rest assured there is a real opportunity here for new owners to invest time, money and effort to create a lovely home on one of the most sought after streets in Idle. Contact Robert Watts to arrange your viewing today.

Offers Over £160,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

LAND REGISTRY We are advised a section of the front garden is currently unregistered - an application to land registry has been made and the Solicitor handling the application feels this can be expedited with land registry once a buyer is found - please contact us for further details

ENTRANCE HALL

LIVING ROOM 13'9" x 11'9" (4.2m x 3.58m)

KITCHEN 10' x 8'1" (3.05m x 2.46m)

Providing access to the bathroom. Selection of wall and base units, work tops, sink unit - useful under stairs store

BATHROOM Three piece white suite

BEDROOM 1 15'2" max x 13'1" max (4.62m max x 4m max)

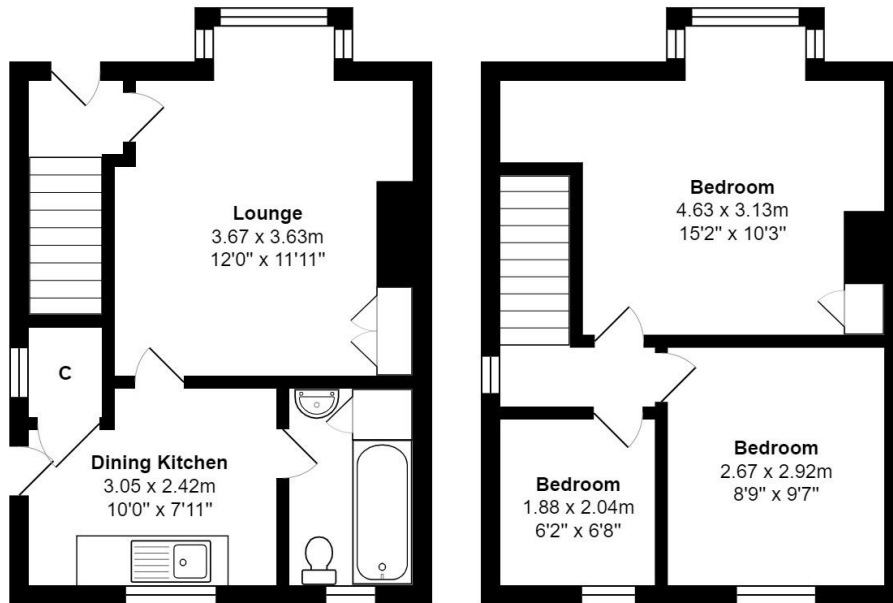
BEDROOM 2 9'6" x 8'7" (2.9m x 2.62m)

BEDROOM 3 6'7" x 6'1" (2m x 1.85m)

OUTSIDE Drive to garage, gardens front and 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.





Ground Floor

First Floor

Total Area: 60.7 m² ... 654 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		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	17	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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