



## 6 Althorpe Grove, Idle, Bradford, BD10 8SB

Well presented SEMI-DETACHED occupying an enviable CUL-DE-SAC plot. Currently providing THREE BEDROOM accommodation which is further enhanced by: 16ft KITCHEN DINER, OFF ROAD PARKING, STORE / MAN CAVE with power IN REAR GARDEN. Forming part of this ever popular area, a short walk to Morrisons retail park, handy for multiple schools and being around 2 miles (approx. 5 mins) to Apperley Bridge train station. Contact Robert Watts to arrange YOUR VIEWING today.

**£195,000**

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## **COUNCIL TAX Bradford**

Band B

## **TENURE Freehold**

## **ENTRANCE HALL**

## **LIVING ROOM 13'3" x 12'1" (4.04m x 3.68m)**

Duel fuel stove / fire

## **KITCHEN DINER 16'5" x 9'4" (5m x 2.84m)**

Modern wall and base units, worktops, sink unit, built in oven hob and extractor - useful understairs store

## **LANDING**

## **BEDROOM 1 11'4" x 10'8" (3.45m x 3.25m)**

## **BEDROOM 2 10'8" x 10'4" (3.25m x 3.15m)**

## **BEDROOM 3 7' x 5'5" (2.13m x 1.65m)**

Access to loft space

**BATHROOM** Three piece modern white suite, over bath shower and screen, tiled floor, tiled walls

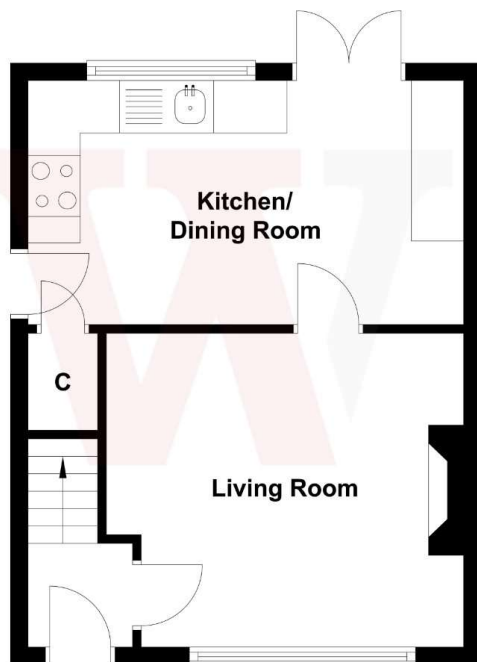
**OUTSIDE** Off road parking, pleasant enclosed rear garden incorporating lawn, timber deck and store / man cave with power

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.

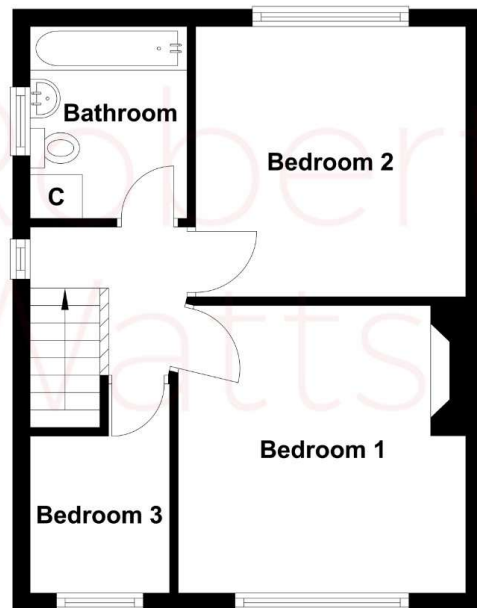




### Ground Floor



### First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	84 B
39-54	E		
21-38	F		
1-20	G		