



11A Thirlmere Gardens, Off Idle Road, Bradford, BD2 4NN

FAMILY SIZED SEMI-DETACHED – THREE BEDROOMS – 24FT RECEPTION ROOM - GOOD SIZE REAR GARDEN - PARKING. Here we have a well presented family sized home in close proximity to Imam Yusuf Motala Academy. Offering extension potential (subject to PP) Forming part of this most convenient of localities, handy for many local amenities and offering access to the City Centre and the inner Ring Road. Contact Robert Watts to arrange your viewing today.

Asking Price £170,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL

LOUNGE 25'4" (7.72) (max overall) x 12'2" (3.7)(max) x reducing to 8'2" (2.5)

KITCHEN 10' x 6'7" (3.05m x 2m)

Selection of wall and base units. Built-in oven, hob and extractor. Plumbed for auto-washer. Useful understair store.

LANDING Access to loft. Boarded with power

BEDROOM ONE 14'3" x 8'9" (4.34m x 2.67m)

BEDROOM TWO 10'8" x 8'9" (3.25m x 2.67m)

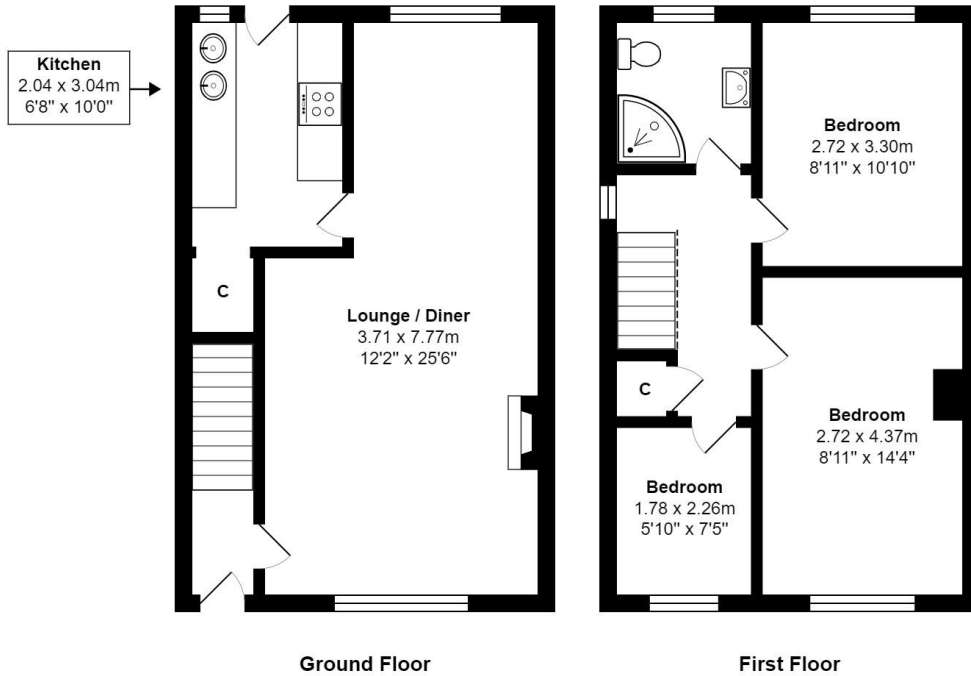
BEDROOM THREE 7'5" x 5'9" (2.26m x 1.75m)

SHOWER ROOM WC, wash basin and shower cubicle

OUTSIDE Good size garden to rear. Envidable plot, shared driveway

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: 73.0 m² ... 786 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		85
(69-80) C		
(55-68) D	67	
(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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