



212 Idle Road, Bradford, West Yorkshire, BD2 4JT

NO CHAIN – inner town house currently providing THREE BEDROOM accommodation. OFF ROAD PARKING and a pleasant rear garden further add to the appeal here. This example offers new owners an ideal opportunity to make their own mark. Handy for many amenities, including Morrisons, walking distance to Primary and Secondary Schools, around 2 miles (approx 10 mins) to Apperley Bridge Train Station. Contact Robert Watts to arrange YOUR viewing today.

£150,000

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COUNCIL TAX Bradford

Band B

TENURE We are unable to confirm tenure as the property is currently unregistered.

ENTRANCE HALL

LIVING ROOM 12'9" x 12'6" (3.89m x 3.8m)

KITCHEN 15'7" x 9' (4.75m x 2.74m)

Selection of wall and base units, work tops, sink unit, useful under stairs store

REAR PORCH Plumbed for washing machine

LANDING

BEDROOM 1 12' x 7'9" (3.66m x 2.36m)

Built in wardrobes

BEDROOM 2 10'1" (3.07) x 7'1" (2.16) plus robes

Built in wardrobes

BEDROOM 3 7' x 5'7" (2.13m x 1.7m)

Access to loft space

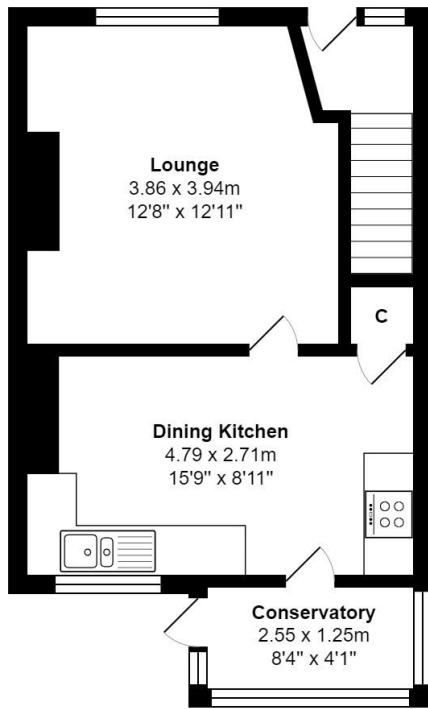
BATHROOM Three piece white suite, over bath shower and screen

BOILER Our client advised the boiler is not currently functioning properly

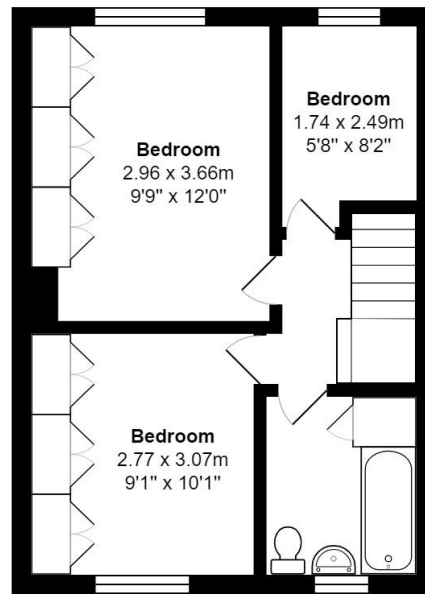
OUTSIDE Off road parking to front, pleasant rear garden

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: 68.8 m² ... 741 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	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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