



83 Coppice View, Bradford, BD10 8UF

**** OFFERED WITH NO CHAIN ** LOVELY YOUNG FAMILY HOME **** Viewing is strongly advised for this MODERN DETACHED property situated within a cul de sac location in this highly sought after village of Idle. Ideal for many village amenities, schools and commute. Briefly comprising: entrance hall, lounge, additional reception room, dining area opening through to breakfast kitchen, THREE BEDROOMS and house bathroom. Externally are pleasant, low maintenance gardens to the rear with patio area, great for entertaining and block paved off road parking to the front. Benefitting further from GCH and DG this property is very well presented throughout.

£330,000

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COUNCIL TAX Band D

TENURE Freehold

ENTRANCE HALL

RECEPTION ROOM ONE 16'8" (5.08) (max) x 14'4" (4.37) + bay

Under stairs store, double doors to dining kitchen

DINING KITCHEN 17'2" x 16'8" (5.23m x 5.08m)

Selection of wall and base units, breakfast bar, integrated washing machine, dishwasher, fridge, patio doors to rear garden

RECEPTION ROOM TWO 13'6" x 9' (4.11m x 2.74m)

Previously used as a Cinema Room

PLANNING/BUILDING REGULATIONS We advise all parties to clarify if any necessary planning permission or building regulations approval was required, sought and obtained for any alterations.

LANDING Access to loft

BEDROOM ONE 13'3" x 9'5" (4.04m x 2.87m)

BEDROOM TWO 10'8" x 9'5" (3.25m x 2.87m)

Fitted wardrobes

BEDROOM THREE 6'9" x 6'4" (2.06m x 1.93m)

Store closet

BATHROOM/WC 3 piece white suite, shower bath with shower and screen over, part tiled walls.

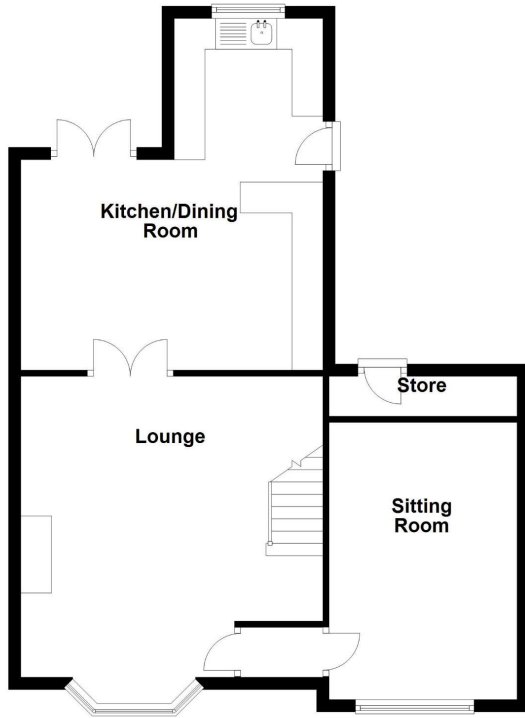
OUTSIDE Gardens to rear with patio area

PARKING Off road parking

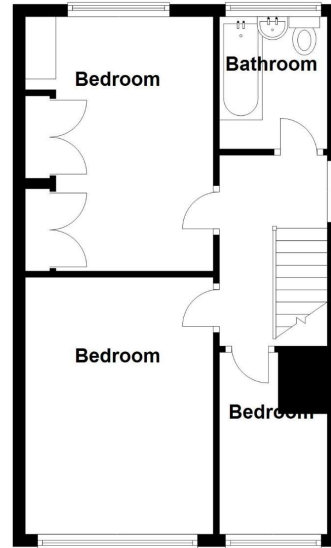
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: approx. 105.3 sq. metres (1132.9 sq. feet)

Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(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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