



1 Fourlands Drive, Idle, Bradford, BD10 9SJ

GUIDE PRICE £170,000 - £180,000

SWIFTMOVE SALE- QUICKER COMPLETION: Ask for further information - NO CHAIN - THREE BEDROOMS, TWO RECEPTION ROOMS , CONSERVATORY, GARAGE. End town house in need of some updating, offers new owners an opportunity to make their own mark and add value! Forming part of the ever popular Fourlands area of Idle. Close to sought after PRIMARY and SECONDARY schools and offering access to THACKLEY, APPERLEY BRIDGE, IDLE and GREENGATES. Contact Robert Watts to arrange YOUR VIEWING today.

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COUNCIL TAX Bradford

Band B

TENURE Freehold

SWIFTMOVE This property benefits from a Swiftmove legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

ENTRANCE HALL

LIVING ROOM 15'6" x 11'8" (4.72m x 3.56m)

Open to dining room

DINING ROOM 10' x 7'9" (3.05m x 2.36m)

Access to conservatory

CONSERVATORY 8'5" x 7'8" (2.57m x 2.34m)

KITCHEN 10'1" x 6'9" (3.07m x 2.06m)

Selection of wall and base units, work tops, sink unit - built in oven, hob and extractor - plumbed for washing machine - useful understairs store

LANDING Access to loft space

BEDROOM 1 14'7" x 9' (4.45m x 2.74m)

BEDROOM 2 11'1" x 9' (3.38m x 2.74m)

BEDROOM 3 7'6" x 6' (2.29m x 1.83m)

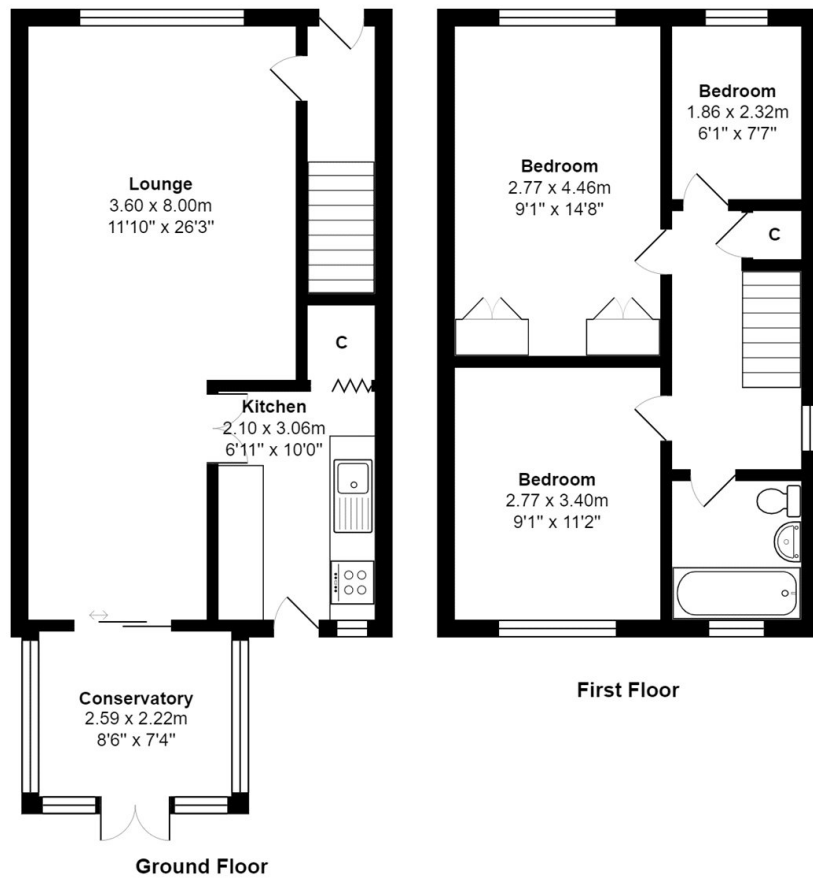
BATHROOM Three piece coloured suite, tiled walls

OUTSIDE Small garden to rear & side, open garden to front, garage

MORTGAGES We recommend The Mortgage Maestro, who are independent mortgages brokers. They have exclusive rates that not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment contact us today.

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: 80.8 m² ... 870 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	69	
(55-68) D		
(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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