



188 Westfield Lane, Idle, Bradford, West Yorkshire, BD10 8UB

NO CHAIN – LINK DETACHED PROPERTY – Prime location in IDLE with exceptional, far reaching views. The property is a mature, well - proportioned and well - loved family home occupied by the same family for 75 years, and provides an opportunity for some updating. It currently comprises THREE BEDROOMS (one to the first floor) TWO RECEPTION ROOMS, a CONSERVATORY, MATURE, PRIVATE GARDENS, TWO DRIVEWAYS and a GOOD SIZED GARAGE. Properties of this calibre in this sought-after Idle location are rare to the market and we would urge an early viewing to avoid disappointment. Please contact Robert Watts to make an appointment.

£365,000

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COUNCIL TAX Bradford

Band E

TENURE Freehold

LIVING ROOM 14'5" x 13'9" (4.4m x 4.2m)

Open to conservatory, with electric fire, TV aerial point

CONSERVATORY 13'5" x 8'4" (4.1m x 2.54m)

Rebuilt in 2017, enjoying extensive and far-reaching views over Saltaire, Shipley, Baildon and Ilkley moors, Hawksworth and Yeadon. Access to large stone paved terrace and rear gardens

DINING ROOM 15'3" x 12'6" (4.65m x 3.8m)

Fitted cupboards, one of which contains a gas boiler for central heating and hot water, electric flame-effect fire

PANTRY/STORE

KITCHEN 12'2" x 6'9" (3.7m x 2.06m)

Selection of wall and base units, work tops, sink unit, extractor. External door to a covered, lit porch

INNER HALL A spacious hall gives access to all main rooms and stairs to the first floor, with additional external door opening onto an open fronted porch

BATHROOM Three piece suite, electric shower

BEDROOM 1 11'7" x 10'9" (3.53m x 3.28m)

Built in wardrobes, extensive views

BEDROOM 2 12'7" x 8'9" (3.84m x 2.67m)

Built in wardrobes, dual aspect, extensive views

LANDING Stairs leading up to first floor landing with built in cupboard and access door to the roof space

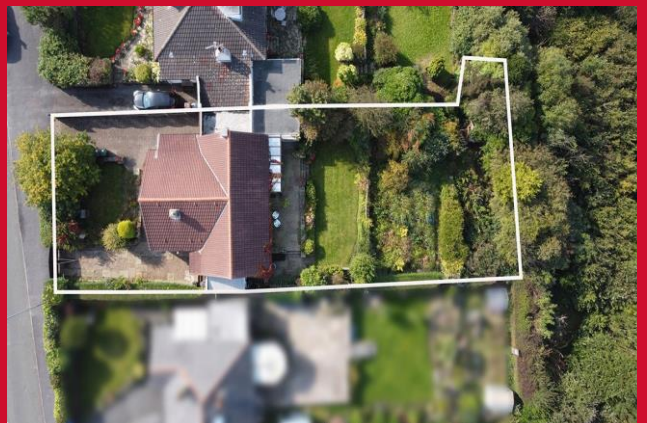
BEDROOM 3 14'9" x 12'2" (4.5m x 3.7m)

Built in wardrobes

OUTSIDE Front: Generous, private, mature gardens. Lockable, double gates to driveway leading to an attached large link garage. There is a second drive, fitted with electronic double gates, which leads to an additional external porch and a lean-to garden store which provides access to the REAR garden where there is a cellar/workshop, a large stone paved terrace, level lawn 10m x 4m bordered by mature shrubs, a vegetable garden and an allotment. The allotment borders woodland. The garage also offers wide double door access to the private rear garden.

BENEFITS The house is double glazed throughout. A new roof was installed in 2008 and there is a security alarm

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.



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