



6 Doctor Lane, Bradford, BD10 8PP

NO CHAIN - character cottage, in need of updating occupying an enviable tucked away plot which forms part of this understandably sought after, highly regarded part of Idle. Two bedroom accommodation, enhanced by a conservatory and a very pleasant garden. A detailed internal inspection is essential to fully appreciate the accommodation on offer. Contact Robert Watts to arrange your viewing today.

Price Reduced to £160,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

PARKING We understand there is allocated parking in the car park on Rawson Square, there may be additional costs for contribution to the upkeep of the car park - please verify this information with your Solicitor prior to proceeding.

ENTRANCE HALL

LIVING ROOM 18' x 12'3" (5.49m x 3.73m)

CONSERVATORY 9'4" x 9' (2.84m x 2.74m)

KITCHEN 10'9" x 10' (3.28m x 3.05m)

Selection of wall and base units, worktops, sink unit

LANDING

BEDROOM 1 11'2" (3.4) x 10'2" (3.1) plus robes

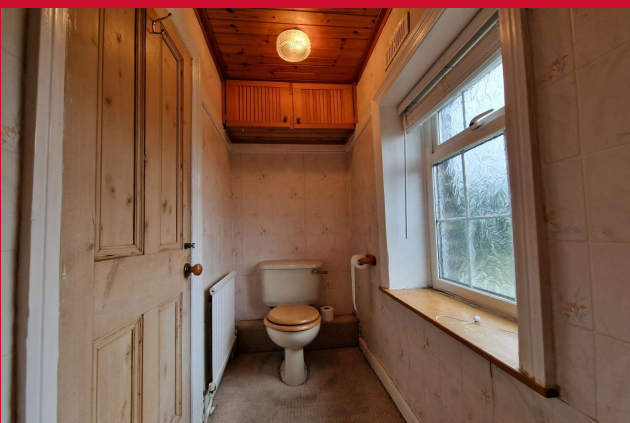
Built in wardrobes , store closet housing hot water cylinder and header tank

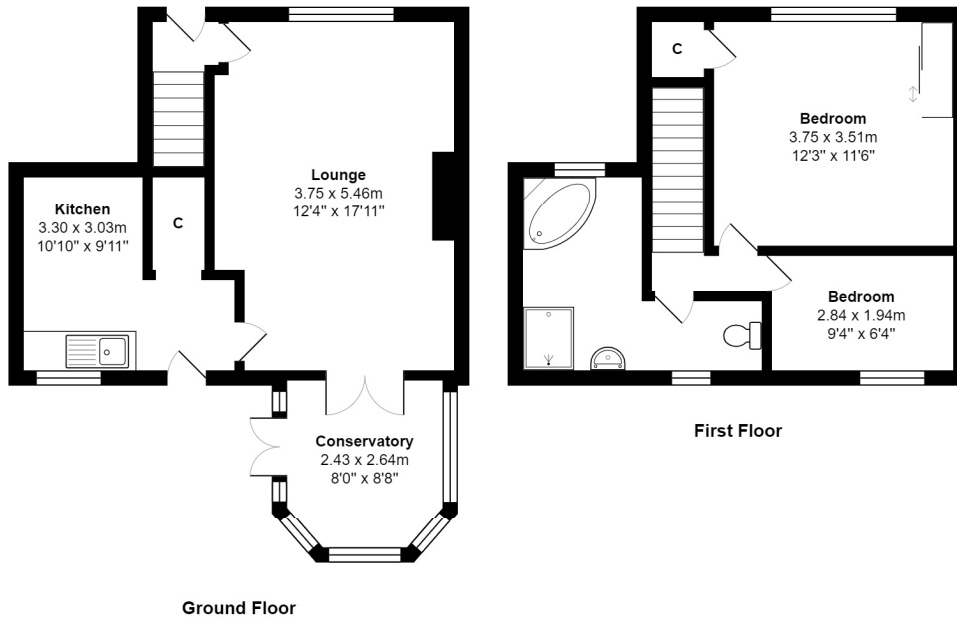
BEDROOM 2 9'3" x 6'3" (2.82m x 1.9m)

BATHROOM Three piece coloured suite

OUTSIDE Very pleasant mature 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.





Total Area: 70.2 m² ... 756 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	62	
(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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