



7 Quarry Park, Idle, Bradford, BD10 8XG

NO CHAIN – Impressive MODERN END TOWN HOUSE built around 5 years ago, forming part of the ever popular Avant Homes “Sandhill Croft” development in this sought after part of Idle. This fine THREE BEDROOM example boasts a contemporary and classy look and feel. This well proportioned home is further enhanced by a much improved rear garden which includes an ample paved patio, accessed via BI-FOLD DOORS directly from the living room. Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £260,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL Tiled floor - guest WC

OPEN PLAN LIVING, KITCHEN DINER 20'5" (6.22) plus recess x 16'8" (5.08)

LIVING AREA Bi-fold doors lead to ample paved patio and rear garden

KITCHEN DINER Ample modern wall and base units, integrated appliances - metro style splash back walls - useful store closet

LANDING Access to loft space, closet housing boiler

BEDROOM 1 13' x 9'1" (3.96m x 2.77m)

Built in wardrobe

EN-SUITE SHOWER ROOM Shower cubicle, WC and wash basin

BEDROOM 2 12' x 9'1" (3.66m x 2.77m)

BEDROOM 3 9'1" x 7'3" (2.77m x 2.2m)

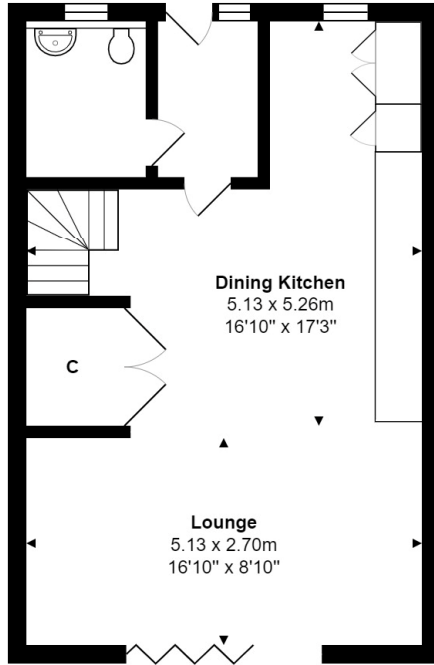
BATHROOM Modern white suite

OUTSIDE Off road parking for 2 cars, very pleasant rear garden much improved by current owners and now includes an ample paved patio

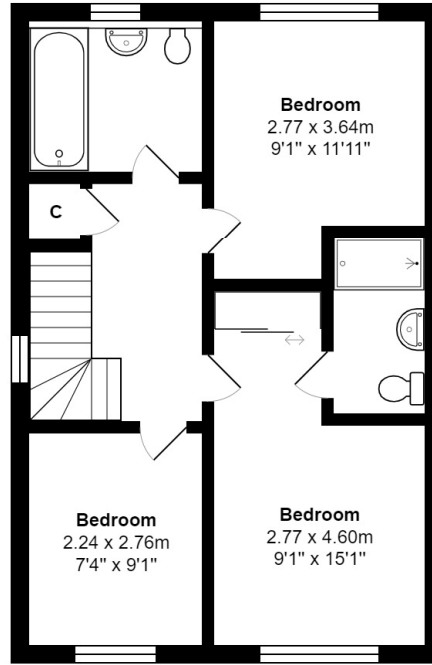
WHAT THREE WORDS relax.player.buck

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: 83.3 m² ... 897 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(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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