



## 24 Croftlands, Idle, Bradford, BD10 8RW

MODERN DETACHED – Occupying an enviable plot, built around 24 years ago and forming part this sought after area of Idle. Currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation of likely appeal to a variety of buyers. This fine example is further enhanced by: NEW BOILER (2024), INTEGRAL GARAGE, BLOCK PAVED DRIVE FOR UPTO THREE CARS, CONSERVATORY, EN-SUITE SHOWER ROOM, FITTED WARDROBES IN ALL BEDROOMS. Contact Robert Watts to arrange YOUR VIEWING today.

£325,000

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# 24 Croftlands, Idle, Bradford, BD10 8RW

**COUNCIL TAX Bradford**

Band E

**TENURE** Freehold

**PORCH** Access to integral garage and ground floor W.C off

**LOUNGE 13'5" x 11' (4.1m x 3.35m)**

Useful under stairs store, living flame gas fire and open archway to dining room

**DINING ROOM 9'2" x 7'7" (2.8m x 2.3m)****CONSERVATORY 10'3" x 9'7" (3.12m x 2.92m)**

**INTEGRAL GARAGE** With power and light, central heating radiator and storage units (currently no vehicle access)

**KITCHEN 11'7" x 9'2" (3.53m x 2.8m)**

Selection of wall and base units, worktops with 1 1/2 bowl sink unit, built in oven, hob and extractor. Tiled floor.

**FIRST FLOOR LANDING** Access to loft - part boarded. Useful store closet

**BEDROOM ONE 10'5" x 9'4" (3.18m x 2.84m)**

Built in bedside units and wardrobes

**EN-SUITE SHOWER ROOM** Comprising of shower cubicle, W.C, wash basin, tiled floor and fully tiled walls

**BEDROOM TWO 9'9" x 5'6" (2.97m x 1.68m)**

Built in bedside units, wardrobes and dressing table

**BEDROOM THREE 7'6" x 7'1" (2.29m x 2.16m)**

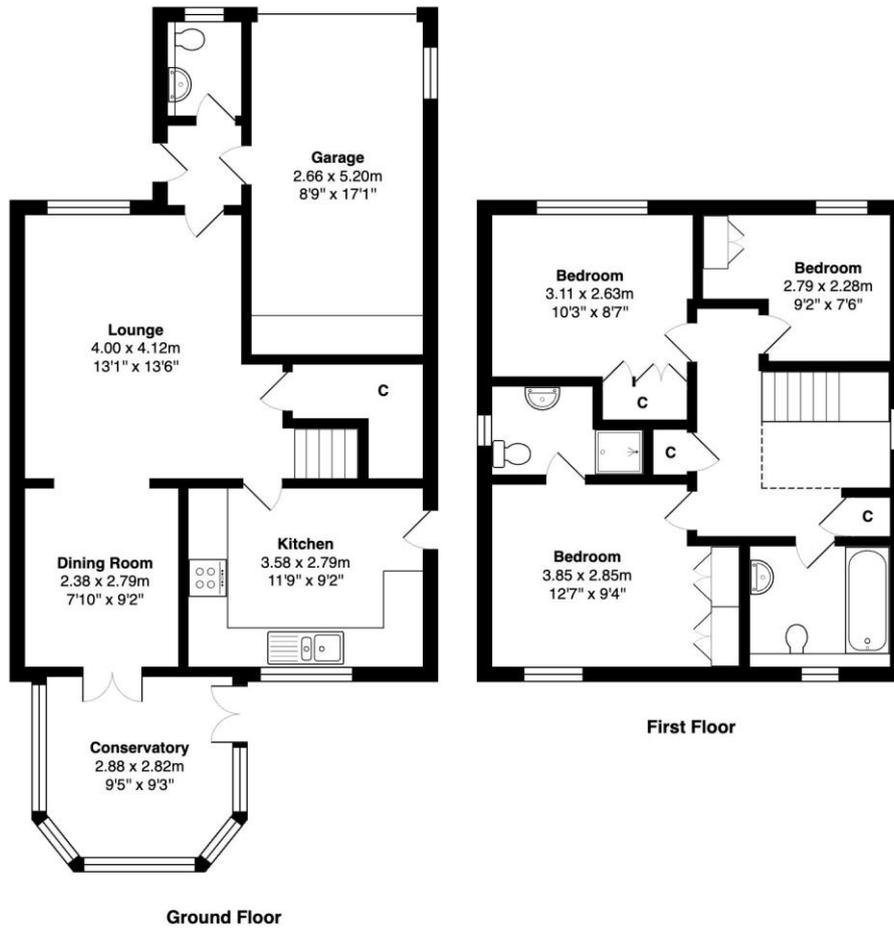
Built in bedside units and wardrobes

**BATHROOM** Three piece white suite with over bath shower/screen, fully tiled walls and tiled floor

**OUTSIDE** Drive to integral garage and pleasant rear 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: 107.6 m<sup>2</sup> ... 1158 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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