



22 Oaklands, Idle, Bradford, BD10 8RG

NO CHAIN – SOUGHT AFTER PART OF IDLE - DETACHED BUNGALOW with clear potential to be a unique family home. Currently providing 2 bedroom accommodation this fine example was built as 3 bedroom and could revert (additional work will be required). The DOUBLE GARAGE and lower ground floor rooms offer clear potential (subject to planning / building regs) for conversion. The long distance views, conservatory and good size split level rear garden further add to the appeal here. Contact Robert Watts to arrange your viewing today.

£280,000

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COUNCIL TAX Bradford

Band D

TENURE Freehold

ENTRANCE HALL Access to lower ground floor

LOUNGE 15'2" 11'9" (4.62m 3.58m)

Open to dining room

DINING ROOM 7'5" x 7'8" (2.26m x 2.34m)

INNER HALL Store closet

BEDROOM 1 13'7" x 8'7" max (4.14m x 2.62m max)

Walk in dressing room & Stairs to lower ground floor - NB this area was built as a bedroom

BEDROOM 2 11' x 10'1" (3.35m x 3.07m)

Access to conservatory

CONSERVATORY 11'3" x 7'1" (3.43m x 2.16m)

KITCHEN 7'9" x 7'2" (2.36m x 2.18m)

Selection of wall and base units, work tops, sink unit

SHOWER ROOM Shower cubicle, wash basin and WC, part tiled walls

LOWER GROUND FLOOR

ROOM 1 15'9" x 8'6" (4.8m x 2.6m)

NB no window

STORE ROOM 15'8" x 11' (4.78m x 3.35m)

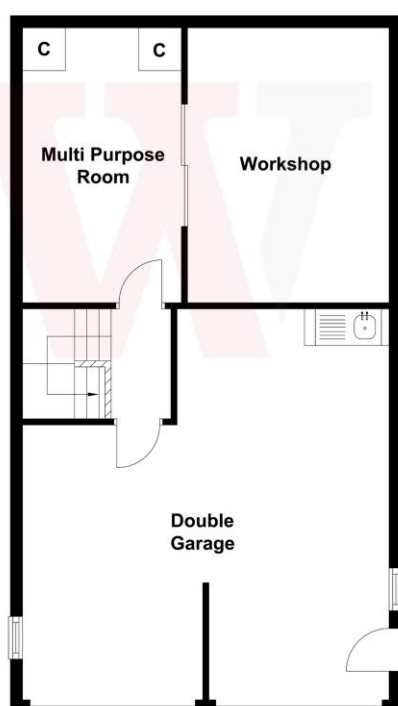
DOUBLE GARAGE With power, light and pedestrian door

OUTSIDE Good size split level rear garden, garden area to front

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	