



7 Rawson Square, Idle, Bradford, BD10 8PS

NO CHAIN – inner town house currently providing THREE BEDROOM accommodation. Offering new owners an ideal opportunity to make their own mark. The pleasant garden and garage further add to the appeal here. Occupying an enviable tucked away plot which forms part of this understandably sought after, highly regarded part of Idle. Contact Robert Watts to arrange YOUR VIEWING today.

£185,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f [RWEstateAgents](#) **t** [@robertwatts_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

7 Rawson Square, Idle, Bradford, West Yorkshire, BD10 8PS

COUNCIL TAX Bradford

Band C

TENURE Freehold

ROBERT WATTS RELATED DISCLAIMER The vendor of this property is a relative of an employee of the Robert Watts Group

ENTRANCE HALL

LIVING ROOM 15'4" x 11'2" (4.67m x 3.4m)

Useful understair store - open to dining area

DINING AREA 8'8" x 5'5" (2.64m x 1.65m)

Open arch to kitchen, access to rear garden

KITCHEN 9'8" x 8'6" (2.95m x 2.6m)

Selection of wall and base units, worktops, sink unit - built in oven, hob and extractor

LANDING Access to loft space - useful store closet

BEDROOM 1 13'8" x 8'8" (4.17m x 2.64m)

BEDROOM 2 10'4" x 8'9" (3.15m x 2.67m)

BEDROOM 3 7' x 6'5" (2.13m x 1.96m)

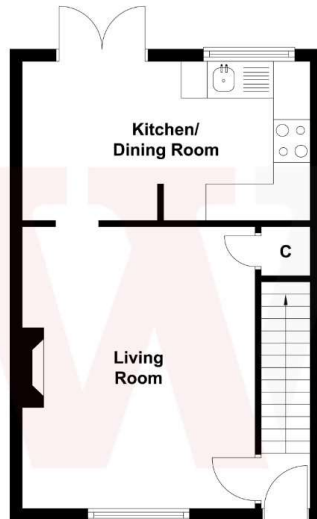
BATHROOM Three piece coloured suite

OUTSIDE Pleasant rear garden, we have not seen the title register however adjoining properties may have access rights please ask us for further details - garage to the front (the right hand one as you look face on)

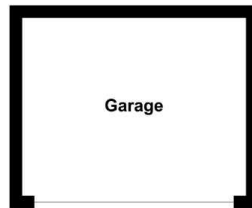
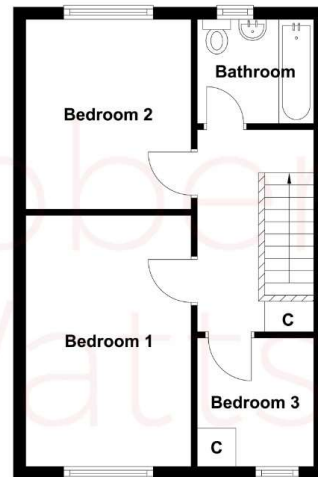
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	85
England, Scotland & Wales	EU Directive 2002/91/EC 