



## 1 Althorpe Grove, Idle, Bradford, BD10 8SB

\*\*\*GUIDE PRICE £215,000 - £225,000\*\*\*

Well presented SEMI-DETACHED occupying an enviable plot. This fine example benefits from improvements over recent years. Currently providing THREE BEDROOM accommodation which is further enhanced by: CONSERVATORY, 19FT INTEGRAL GARAGE (clear potential to convert subject to necessary permissions) and PLEASANT GARDENS. Forming part of this ever popular area, a short walk to Morrisons retail park, handy for multiple schools and being around 2 miles (approx. 5 mins) to Apperley Bridge train station. Contact Robert Watts to arrange YOUR VIEWING today.

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## **COUNCIL TAX Bradford**

Band B

## **TENURE Freehold**

## **ENTRANCE HALL**

## **LIVING ROOM 13'5" (4.1) x 12'3" (3.73) to chimney breast**

## **KITCHEN 14'9" x 9'4" (4.5m x 2.84m)**

Selection of wall and base units, sink unit, built in store - useful understair store - built in oven hob and extractor

## **CONSERVATORY 9'6" x 7'3" (2.9m x 2.2m)**

## **INTEGRAL GARAGE 19' x 10'4" (5.8m x 3.15m)**

With power and light

## **LANDING Access to loft space**

## **BEDROOM 1 11'3" (3.43) x 8'6" (2.6) plus recess**

## **BEDROOM 2 10'8" x 10'7" (3.25m x 3.23m)**

## **BEDROOM 3 7'8" x 6'5" (2.34m x 1.96m)**

## **SHOWER ROOM Shower cubicle, WC and washbasin - tiled walls and floor**

## **OUTSIDE Drive to attached integral garage, pleasant gardens front and rear**

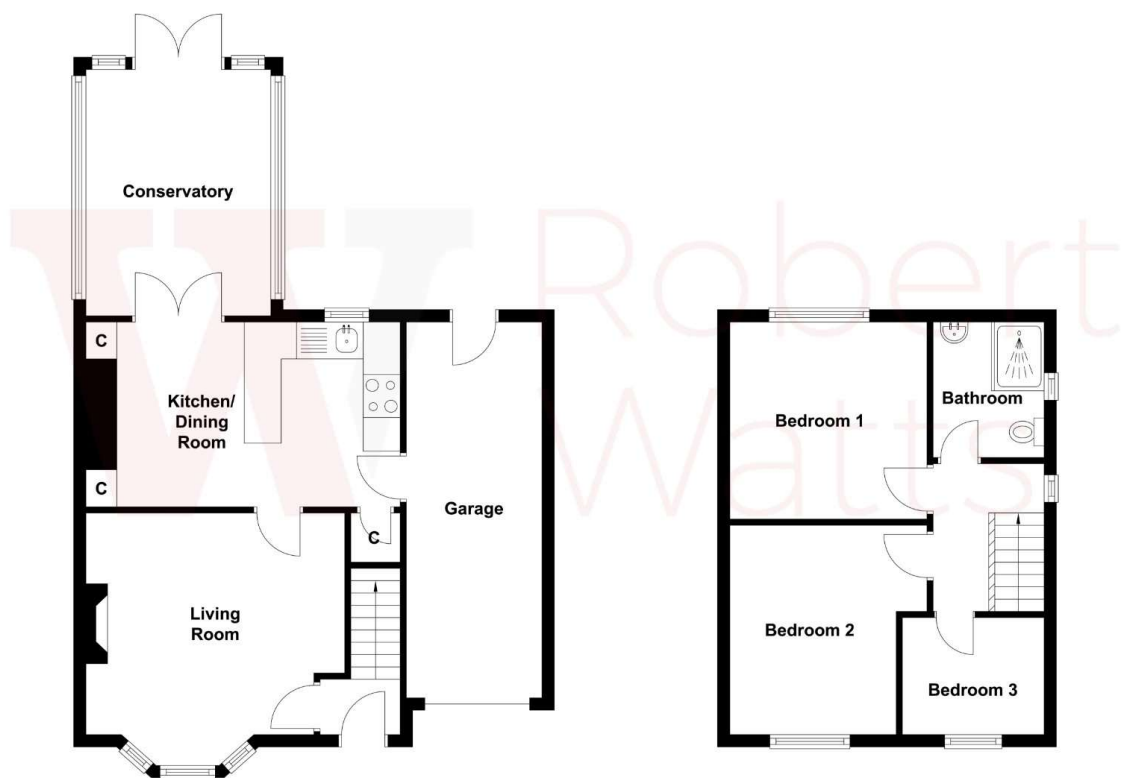
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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+) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 