




## 10 Croft Street, Idle, Bradford, BD10 9QQ

NO CHAIN – Stone built terrace cottage currently providing manageable one bedroom accommodation, walking distance to Idle village amenities - Handy for Apperley Bridge train station BTL potential - previously let at £595PCM. Contact Robert Watts to arrange YOUR VIEWING today.

£90,000

 01274 614804  [highfield@robertwatts.co.uk](mailto:highfield@robertwatts.co.uk)  [robertwatts.co.uk](http://robertwatts.co.uk)  
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# 10 Croft Street, Idle, Bradford, BD10 9QQ

## **COUNCIL TAX Bradford**

Band A

## **TENURE Freehold**

## **DIRECT ACCESS TO**

### **LIVING ROOM 12'1" x 10'7" (3.68m x 3.23m)**

Open to kitchen

### **KITCHEN 9' x 7'7" (2.74m x 2.3m)**

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

## **LANDING**

### **BOX ROOM 7' x 4' (2.13m x 1.22m)**

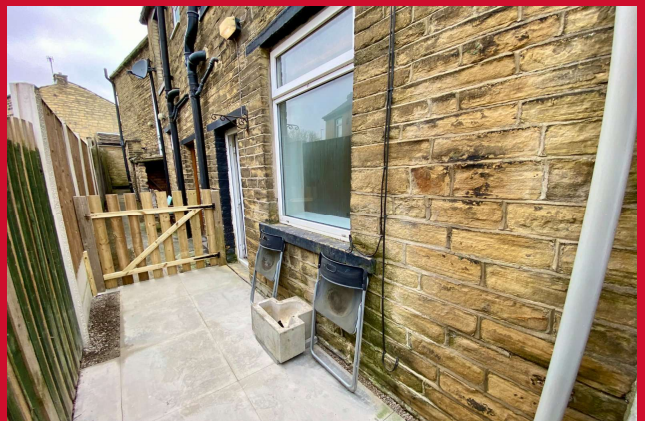
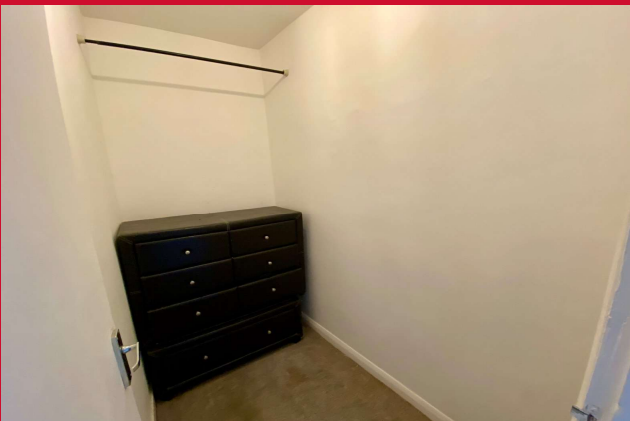
A mutli purpose room with light and plumed for washing machine

### **BEDROOM 1 8'9" x 7'4" (2.67m x 2.24m)**

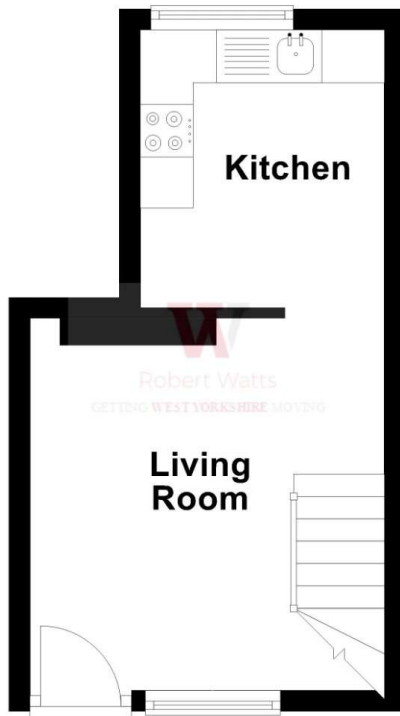
### **BATHROOM** Three piece white suite, over bath shower and screen

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.

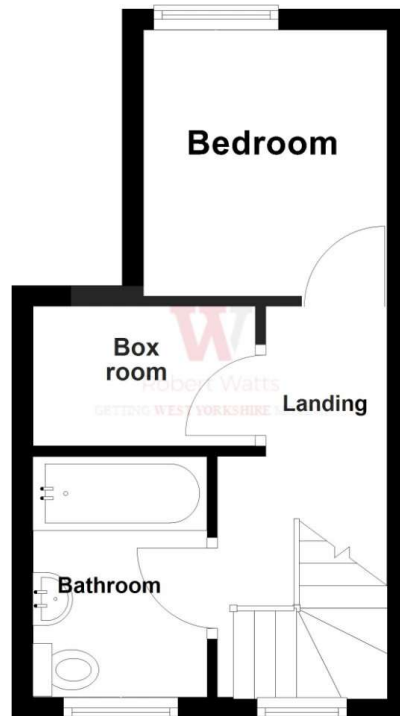




## Ground Floor



## First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</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	

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