



## 36 Westfield Lane, Idle, Bradford, BD10 8PY

Stone built, generously sized character cottage occupying a tucked away plot within this historic part of old Idle, a conservation area. The rear aspect adjoins Cambing cricket ground with uninterrupted views to Baildon.

Current accommodation highlights include: three to four bedrooms, three bath / shower rooms, a 22ft living room, sociable kitchen and a ground floor study/ fourth bedroom. Affectionately known as the secret house, this fine example has been attentively restored and extended, rest assured our vendor has expended significant investment here with much thought and effort devoted to detail and the desire to retain charm and character throughout. A detailed inspection is essential to appreciate – contact Robert Watts to arrange YOUR VIEWING today.

**£475,000**

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**COUNCIL TAX Bradford**

Band C - with improvement indicator

**TENURE** Freehold

**CONSERVATION AREA** Please note this property is within the boundary of Idle and the green conservation area.

**ENTRANCE PORCH**

**LIVING ROOM** 22' x 14'5" (6.7m x 4.4m)

**STUDY / SNUG / OCCASIONAL BEDROOM** 15' max x 14' (4.57m max x 4.27m)

**KITCHEN** 17'9" x 14'5" (5.4m x 4.4m)

**GROUND FLOOR SHOWER ROOM**

**LANDING**

**BEDROOM 1** 17'3" x 14'4" (5.26m x 4.37m)

**BEDROOM 2** 12'8" x 8'4" (3.86m x 2.54m)

**JACK AND JILL EN-SUITE SHOWER ROOM** Serving bedroom 1 and bedroom 2

**BEDROOM 3** 9'4" x 6'8" (2.84m x 2.03m)

**BATHROOM** Three piece suite over bath shower

**OUTSIDE** Courtyard style garden with parking

**WHAT THREE WORDS** words.scuba.down

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.



### First Floor



### Ground Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 81 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |