



## 521 Idle Road, Bradford, BD2 2AX

NO CHAIN - SWIFTMOVE SALE- QUICKER COMPLETION: Ask for further information

SEMI-DETACHED, occupying an enviable plot and benefiting from MANY IMPROVEMENTS over recent years. Currently providing THREE BEDROOM accommodation, forming part of this keenly sought after locality within walking distance of Schools and offering access to many local amenities (including Morrisons Enterprise 5) and handy for the train station at Apperley Bridge (approx 2 miles/around 10 mins away). Contact Robert Watts to arrange YOUR viewing today.

**Offers Over £170,000**

**T** 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk

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**SWIFT MOVE** The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

### **COUNCIL TAX Bradford**

Band A

### **TENURE** Freehold

### **ENTRANCE HALL**

### **LOUNGE 15'4" x 10'5" (4.67m x 3.18m)**

Patio doors to garden

### **KITCHEN 15'2" x 8'7" (4.62m x 2.62m)**

Selection of wall and base units, work tops, sink unit, plumbed for auto washer, 5 ring hob, separate oven, under stairs store and closet

### **INNER HALL** Ground floor WC off

### **LANDING** Useful store closet

### **BEDROOM ONE 12' x 7'9" (3.66m x 2.36m)**

### **BEDROOM TWO 8'9" x 9'7" (2.67m x 2.92m)**

Useful store closet

### **BEDROOM THREE 8'9" x 7'2" (2.67m x 2.18m)**


### **SHOWER ROOM** WC, basin, shower cubicle




### **OUTSIDE** Enclosed low maintenance good size garden including sheds

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

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