



42 Harper Crescent, Idle, BD10 9RY

Popular style of semi-detached currently providing THREE BEDROOM accommodation. Forming part of this understandably sought after part of Idle, close to Idle Rec and handy for Idle, Thackley and Apperley Bridge. Of likely appeal to a variety of buyers including young families as there are both primary and secondary schools nearby. Contact Robert Watts to arrange YOUR VIEWING today.

Offers in the region of £250,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL Useful understairs store

LIVING ROOM 15'3" x 11'7" (4.65m x 3.53m)

KITCHEN 17'3" x 9'5" (5.26m x 2.87m)

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor - useful understairs store - patio doors to rear garden

SUNROOM 8'5" x 6'1" (2.57m x 1.85m)

FORMER GARAGE Useful multi-purpose room

LANDING Access via pull down ladder to part boarded loft space

BEDROOM 1 12'1" x 10'9" (3.68m x 3.28m)

BEDROOM 2 11'2" x 10'6" (3.4m x 3.2m)

BEDROOM 3 6'6" x 6'6" (1.98m x 1.98m)

BATHROOM Three piece white suite, over bath shower and screen

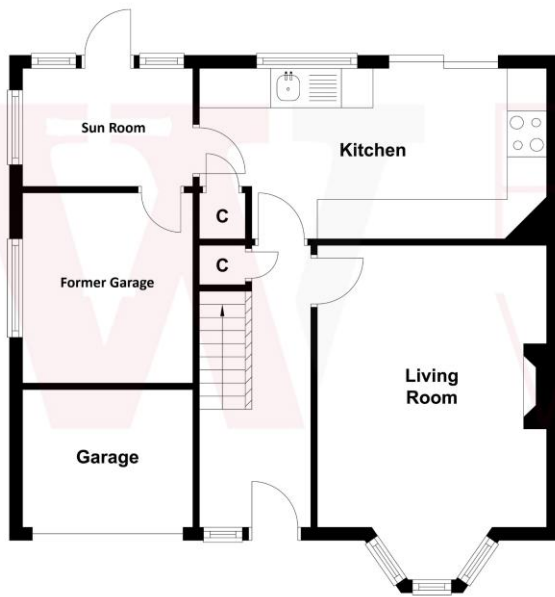
OUTSIDE Drive to attached garage (no vehicle access) - good size mature garden to rear - open garden to front

AML Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

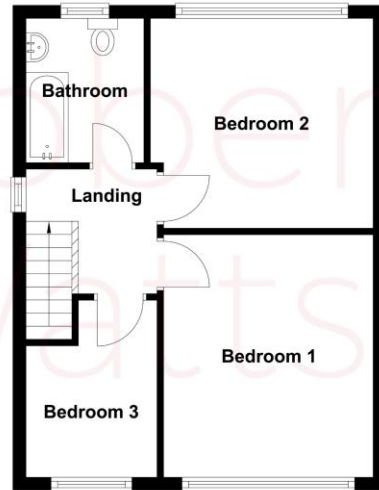
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		