



7 Althorpe Grove, Idle, Bradford, BD10 8SB

NO CHAIN Well presented SEMI-DETACHED occupying an enviable CUL-DE-SAC plot. Currently providing THREE BEDROOM accommodation which is further enhanced by: 16ft KITCHEN DINER, GOOD SIZE GARAGE , MULTI-PURPOSE STRUCTURE IN REAR GARDEN 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.

Offers Over £200,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 13'9" x 13'5" (4.2m x 4.1m)

KITCHEN DINER 16'4" x 9'5" (4.98m x 2.87m)

Selection of wall and base units, work tops, sink unit - built in oven, hob and extractor - plumbed for washing machine - tiled floor, useful understairs store

LANDING

BEDROOM 1 16'4" x 9'5" (4.98m x 2.87m)

Fitted wardrobes

BEDROOM 2 10'9" (3.28) x 10'3" (3.12) both max

Fitted wardrobes

BEDROOM 3 6'9" x 5'5" (2.06m x 1.65m)

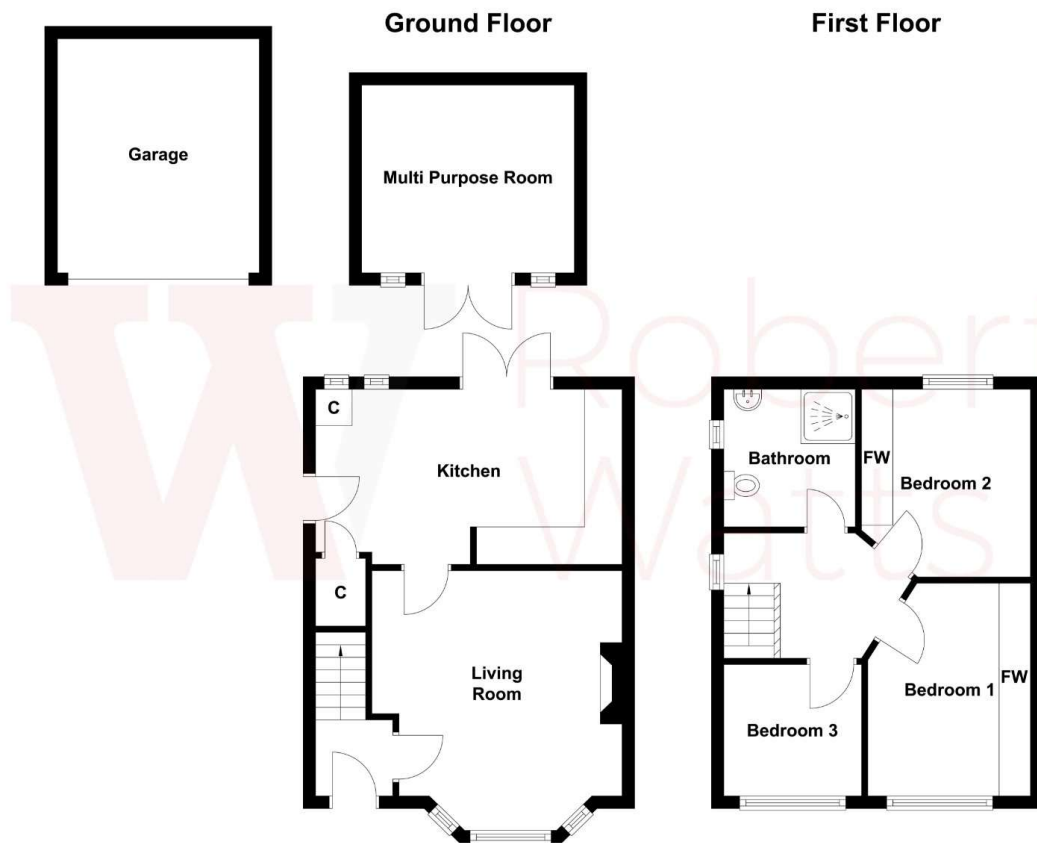
Access to loft space


SHOWER ROOM Shower cubicle, wash basin and WC - fully tiled walls

OUTSIDE Drive to good size garage, please note the garage is not a double and will be separated from the adjoining garage (approx 21ft long) with power and light, pleasant front garden - low maintenance rear garden with southerly aspect, multi purpose structure with power and light

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+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 69 | 84 |
| England, Scotland & Wales | EU Directive 2002/91/EC  | |