



1 Woodholme Court, Greenfield Lane, Idle, Bradford, BD10 8PT

Charming Grade 2 listed character apartment currently providing TWO BEDROOM well proportioned accommodation. Rest assured, examples of this calibre in this historic part of old Idle, a conservation area, are few and far between. Built over a small block of garages this is a rare style of apartment which will appeal to many, especially those seeking something a little different. Contact Robert Watts to arrange YOUR VIEWING today.

£195,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

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

GROUND FLOOR

ENTRANCE HALL Good size ground floor utility room - stairs lead up to accommodation

LIVING ROOM 17'7" max x 17'5" max (5.36m max x 5.3m max)

KITCHEN 8'3" x 6'9" (2.51m x 2.06m)

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor - velux window

BEDROOM 1 15'7" (4.75) plus robes x 8'5" (2.57)

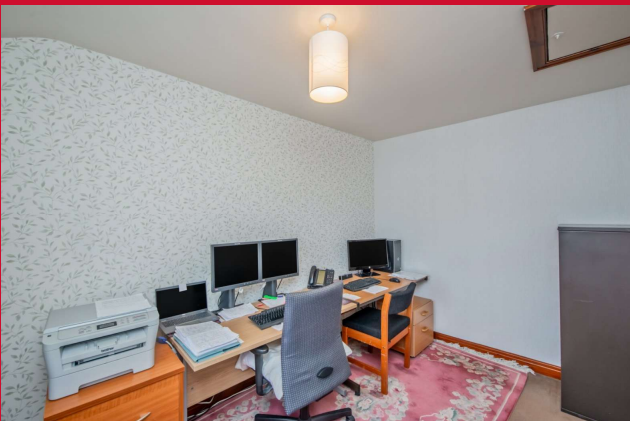
Built in wardrobes

BEDROOM 2 11'2" x 7'7" (3.4m x 2.3m)

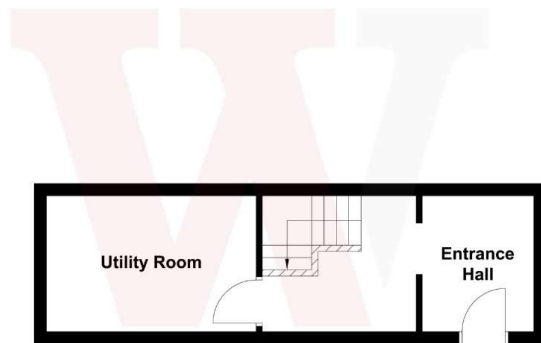
BATHROOM Three piece white suite, mixer tap shower

OUTSIDE Garage, please note we understand the courtyard area is shared with adjoining properties and costs for any maintenance to the courtyard is shared

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+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 