



7 Far Highfield Close, Idle, Bradford, BD10 8XN

Sought after GREEN LANE area of IDLE! END TOWN HOUSE will appeal to a variety of buyers, including FAMILIES as there are MULTIPLE PRIMARY and SECONDARY schools within a circa 1 mile radius - Currently providing THREE DOUBLE BEDROOM (master en-suite) GENEROUSLY SIZED accommodation arranged over THREE FLOORS. Around 2 miles to APPERLEY BRIDGE TRAIN STATION and handy for many amenities in and around IDLE, THACKLEY and FIVE LANE ENDS. A detailed viewing is essential to appreciate, contact Robert Watts to arrange YOUR VIEWING today.

£235,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

PORCH

HALLWAY

DINING HALL 12'3" x 11'8" (3.73m x 3.56m)

GROUND FLOOR CLOAKS/W.C White suite

GROUND FLOOR DINING KITCHEN 14'2" x 8'9" (4.32m x 2.67m)

Range of base and wall units, built under oven and hob, stainless steel splashback and hood, breakfast bar, downlights, plumbed for auto-washer. Pergo flooring. French doors to rear garden.

FIRST FLOOR LOUNGE 14'2" x 12'5" (4.32m x 3.78m)

Juliette balcony with French doors

FIRST FLOOR BEDROOM THREE 14'1" x 8'8" (4.3m x 2.64m)

Double wardrobe

FIRST FLOOR BATHROOM/W.C Modern white suite with over bath

SECOND FLOOR BEDROOM ONE 14' x 11'7" (4.27m x 3.53m)

Double wardrobe

EN-SUITE SHOWER ROOM

SECOND FLOOR BEDROOM TWO 14'1" x 8'9" (4.3m x 2.67m)

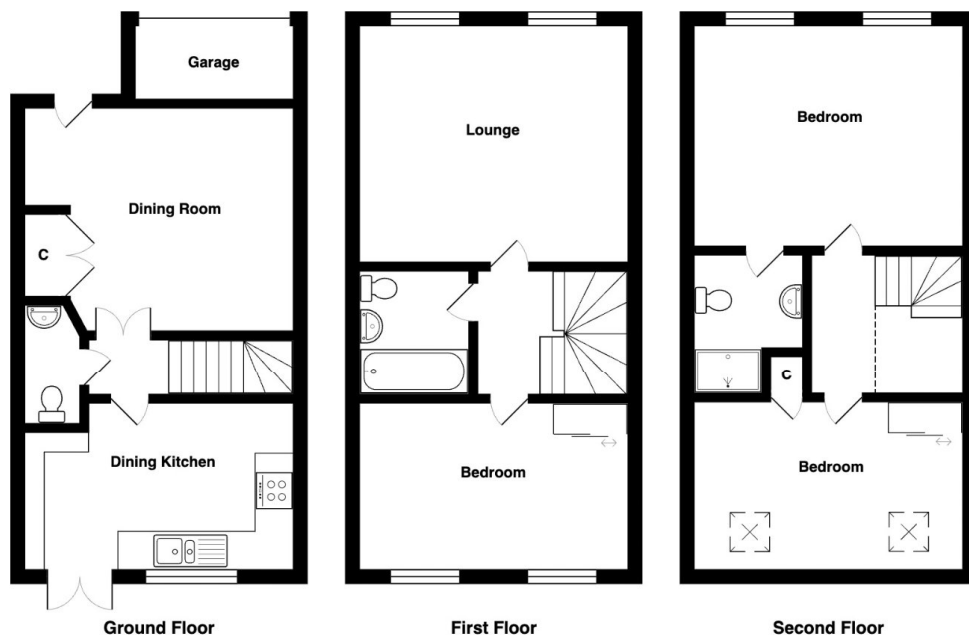
Two velux windows, double wardrobe

OUTSIDE Driveway parking. Small fore garden. Pleasant enclosed garden to rear with lawn, patio and decked area. Useful storage facility (front part of original garage)

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.





Total Area: 110.8 m² ... 1193 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		