



218 Westfield Lane, Idle, Bradford, West Yorkshire, BD10 8UB

Detached bungalow occupying an enviable plot on arguably one of the most sought after streets in Idle, rest assured true bungalows of this calibre in this hot spot do not remain "for sale" for long! This fine example currently provides THREE BEDROOM, TWO RECEPTION ROOM accommodation and boasts STUNNING LONG DISTANCE VIEWS from the rear elevation. The ample block paved drive, garage and good size rear garden further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

£350,000

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COUNCIL TAX Bradford

Band E

TENURE Freehold

ENTRANCE HALL Access to loft space via pull down ladder

LIVING ROOM 17'7" x 11'3" (5.36m x 3.43m)

Located at the rear of the property to extend enjoyment of the long distance views

DINING AREA 10'4" x 10'6" (3.15m x 3.2m)

Partially open to kitchen

KITCHEN 11'6" x 10' (3.5m x 3.05m)

Selection of wall and base units, work tops, breakfast bar, built in double oven, separate hob and extractor

BATHROOM Four piece suite

BEDROOM 1 13'7" (4.14) x 9'3" (2.82) both max excl robes

Fitted wardrobes

BEDROOM 2 9'4" x 9' (2.84m x 2.74m)

BEDROOM 3 11'4" x 6'1" (3.45m x 1.85m)

OUTSIDE Block paved drive, garage, good size mature garden to rear

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		