



3 Highfield Avenue, Idle, Bradford, BD10 8QZ

Popular style of SEMI-DETACHED – 18FT MODERN KITCHEN DINER - occupying an enviable CUL-DE-SAC plot which forms part of this UNDERSTANDABLY SOUGHT AFTER part of Idle within walking distance of multiple schools. This fine THREE BEDROOM family sized example benefits from MANY IMPROVEMENTS OVER RECENT YEARS yet still offers new owners an opportunity to make their own mark! Contact Robert Watts to arrange YOUR VIEWING today.

Offers in excess of £240,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL Useful downstairs store

LIVING ROOM 13'8" max x 12'2" max (4.17m max x 3.7m max)

Feature log burner

KITCHEN DINER 18'5" x 11'9" (5.61m x 3.58m)

Selection of modern wall and base units, worktops, Island unit - built in oven, separate hob - integrated appliances include dishwasher, fridge freezer and washing machine - patio doors lead to rear garden

LANDING Access to loft space

BEDROOM 1 12'1" x 11'7" (3.68m x 3.53m)

Built in wardrobes

BEDROOM 2 12' x 11'5" (3.66m x 3.48m)

Built in wardrobes

BEDROOM 3 7'2" (2.18) plus stair head x 6'6" (1.98)

Built in storage

BATHROOM Good size bathroom comprising three piece white suite, over bath shower and screen

OUTSIDE Pleasant gardens front and rear, potential to create off road parking - subject to relevant permissions

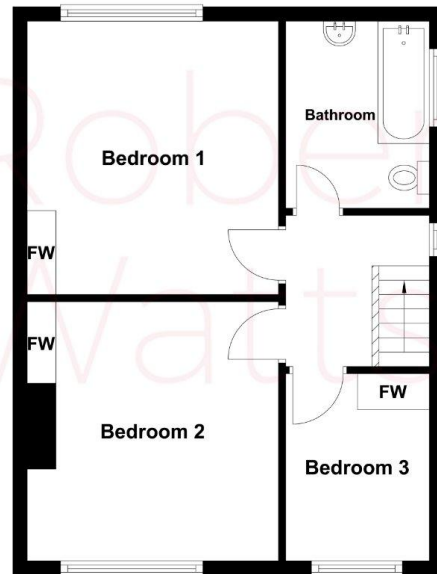
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		