



23 Sherborne Road, Idle, Bradford, BD10 8LR

Well-proportioned terrace currently providing THREE BEDROOM (all first floor), TWO RECEPTION ROOM family sized accommodation. This fine example forms part of this understandably sought after part of BD10 offering access to schools and amenities in and around Idle and Thackley. The new boiler (April 24) Cellar and pleasant rear garden further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

£220,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL Tiled floor

LIVING ROOM 13'2" x 13' (4.01m x 3.96m)

DINING ROOM 12'6" x 10'5" (3.8m x 3.18m)

KITCHEN 9'9" x 6'8" (2.97m x 2.03m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine

CELLAR With power and light

LANDING

BEDROOM 1 12'6" (3.8) x 11' (3.35) to chimney breast

BEDROOM 2 12'7" (3.84) x 11' (3.35) to chimney breast

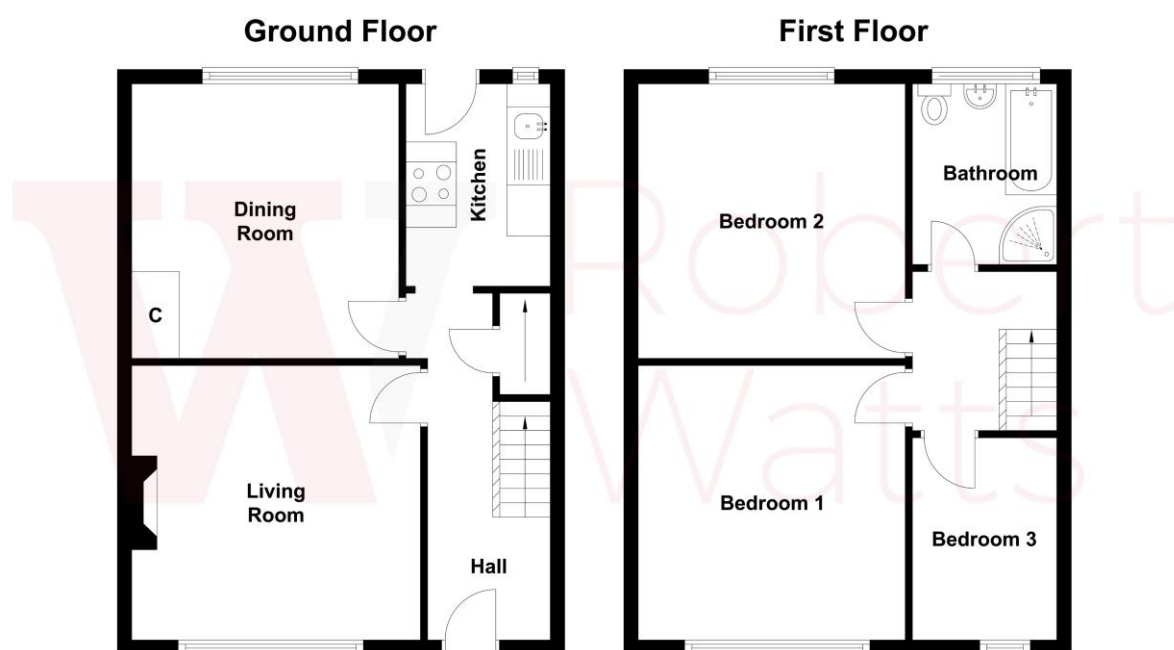
BEDROOM 3 9'6" x 7' (2.9m x 2.13m)

BATHROOM Four piece suite comprising bath, shower cubicle, wash basin and WC - part tiled walls, tiled floor

OUTSIDE Fore garden, pleasant 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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		