



Oakbarn Cottage, 8 Westfield Lane, Idle, Bradford, BD10 8PY

Charming Grade 2 listed character cottage forming part of historic old Idle. Currently providing TWO BEDROOM accommodation this fine example offers walking distance to multiple local amenities and schools. The 15ft kitchen diner, utility room and good size garage further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

£210,000

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CONSERVATION AREA Please note this Grade 2 listed property is within the boundary of Idle and the green conservation area.

COUNCIL TAX Bradford

Band D

TENURE Freehold

DIRECT ACCESS TO KITCHEN DINER

KITCHEN DINER 15'7" x 9'5" (4.75m x 2.87m)

Selection of wall and base units, work tops, sink unit - restricted access to garage

UTILITY ROOM 6'5" x 6'1" (1.96m x 1.85m)

BATHROOM Four piece suite

LANDING WC off

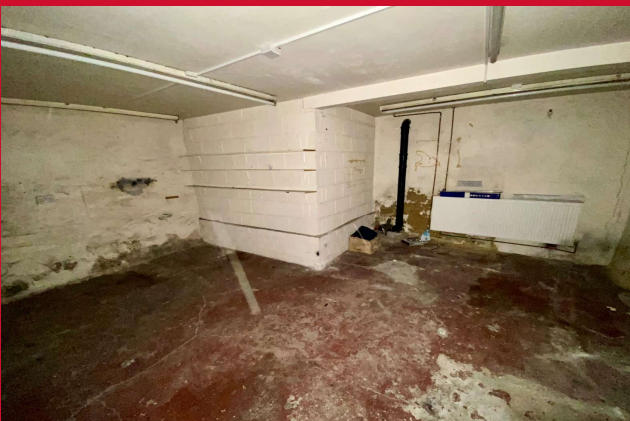
LIVING ROOM 15'7" x 9'5" (4.75m x 2.87m)

BEDROOM 1 12'3" x 9'6" (3.73m x 2.9m)

BEDROOM 2 11'4" x 11'2" (3.45m x 3.4m)

GARAGE Good size garage with double doors

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	53 E	
21-38	F		
1-20	G		

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