



12 North Fold, Idle, Bradford, BD10 9PD

This truly unique example boasts charm and character in abundance – Much cared for and improved during our clients ownership, this TWO BEDROOM individual style property is further enhanced by a MODERN BATHROOM and 17FT kitchen. Occupying an enviable plot within the boundary of Idle and The Green conservation area, multiple popular shops, eateries and bars on the doorstep along with being around 1.5 miles (approx. 5mins) to train station. Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £185,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk

Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

12 North Fold, Idle, Bradford, BD10 9PD

COUNCIL TAX Bradford

Band B

TENURE Freehold

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

ENTRANCE PORCH

LIVING ROOM 16'5" x 14'7" (5m x 4.45m)

KITCHEN 17'4" x 6'1" (5.28m x 1.85m)

Selection of wall and base units, worktops, sink unit, plumbed for washing machine - built in oven, hob and extractor

LANDING

BEDROOM 1 10'9" (3.28) plus robes x 10' (3.05)

Built in wardrobes

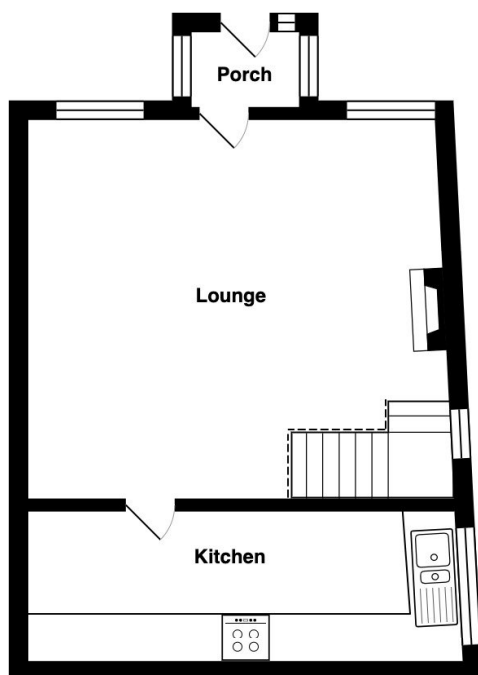
BEDROOM 2 11'1" x 5'8" (3.38m x 1.73m)

BATHROOM Three piece modern suite - tiled walls and floor - over bath shower and screen

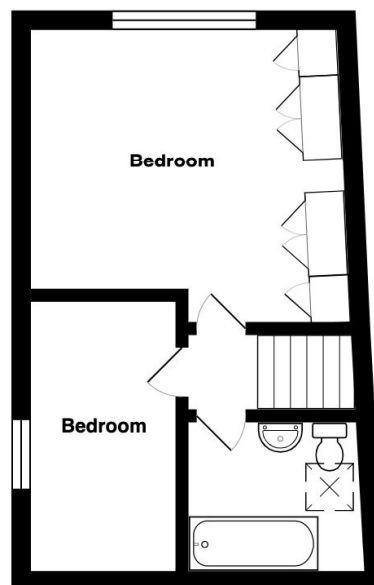
OUTSIDE Pleasant low maintenance enclosed garden

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

Total Area: 62.1 m² ... 669 ft²

All measurements are approximate and for display purposes only

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

62 D

81 B