



1 Wellington Street, Idle, Bradford, BD10 9JZ

NO CHAIN – Charming ONE BEDROOM terrace cottage. This fine example benefits from a recent cosmetic re-fresh including a NEW KITCHEN so YOU don't have to! Of likely appeal to a variety of buyers including BUY TO LET (rent potential circa £595 per month) Within walking distance of IDLE VILLAGE, around 2 miles (around 10 mins) to Apperley Bridge train station and offering access to further amenities in and around Five Lane Ends. Contact Robert Watts to arrange YOUR viewing TODAY.

£90,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

DIRECT ACCESS TO

LIVING ROOM 12'9" x 12'1" (3.89m x 3.68m)

Access to cellar

CELLAR Useful store cellar with light

KITCHEN 8'8" x 8'3" (2.64m x 2.51m)

Recently installed range of modern wall and base units, work tops, sink unit, built in oven, hob and extractor, plumbed for washing machine

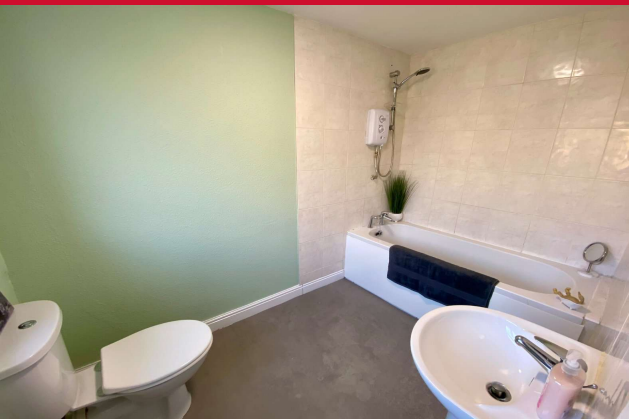
LANDING Access to loft space

BEDROOM 1 12' x 10'4" (3.66m x 3.15m)

BATHROOM 9' x 5'5" (2.74m x 1.65m)

Three piece white suite - over bath shower

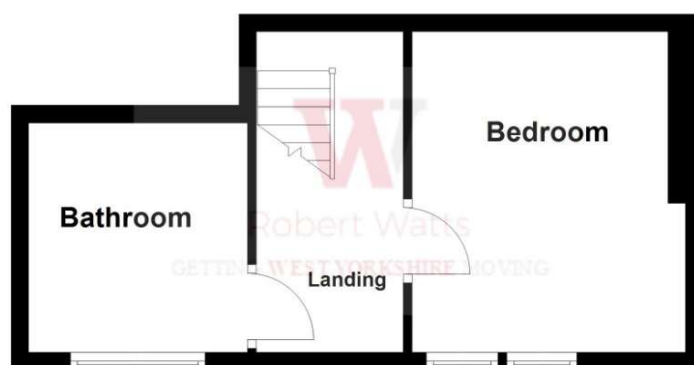
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		