



57 Back Cavendish Road, Idle, Bradford, BD10 9LQ

Impressive back to back terrace with accommodation arranged over **FOUR FLOORS**. This fine example provides **TWO DOUBLE BEDROOMS** and boasts a **SPLENDID MODERN KITCHEN** which simply must be seen in person! Of likely appeal to a variety of buyers including first time buyers. Forming part of this ever popular part of Idle, a short walk to village amenities and being around 1.6 miles (approx. 5 mins) to Apperley Bridge train station. Contact Robert Watts to arrange **YOUR VIEWING** today.

£155,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

DIRECT ACCESS TO

LIVING ROOM 15'1" x 13'3" (4.6m x 4.04m)

LOWER GROUND FLOOR KITCHEN 12'9" x 11'4" (3.89m x 3.45m)

Splendid range of modern wall and base units, work tops, built in oven, hob and extractor, plumbed for washing machine - further integrated appliances include: dishwasher, fridge, freezer - LVT flooring

LANDING

BEDROOM 1 13'3" x 12'6" (4.04m x 3.8m)

Useful store closet

BATHROOM 4 piece suite comprising shower cubicle, bath, WC and washbasin - fully tiled walls - useful understairs store

ATTIC BEDROOM 2 16'8" x 12'2" (5.08m x 3.7m)

Velux window , cast effect fire place

OUTSIDE Pleasant 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.



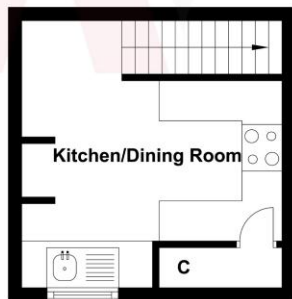
First Floor



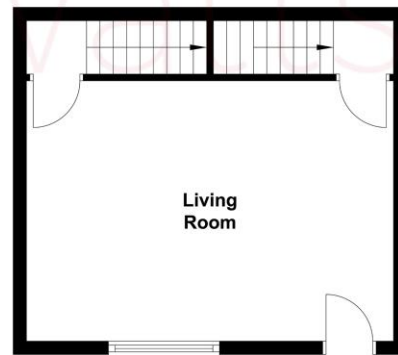
Second Floor



Lower Ground Floor



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 B
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		