



## 12 Wendron Way, Idle, Bradford, BD10 8TW

Long distance views – LINK DETACHED currently providing THREE BEDROOM, TWO RECEPTION ROOM well presented accommodation. PLANNING PERMISSION GRANTED (25/01705/HOU) for a side and rear extension. This fine example is further enhanced by an impressive rear garden, attached garage and a good size living room. Forming part of this ever popular part of IDLE within walking distance of popular schools, multiple local amenities and being around 2 miles (approx. 10mins) to Apperley Bridge train station. Contact Robert Watts to arrange YOUR VIEWING today.

**£270,000**

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## **COUNCIL TAX Bradford**

Band D

## **TENURE** Freehold

## **ENTRANCE HALL** Useful understairs store

## **LIVING ROOM 14'4" (4.37) x 11'3" (3.43) and 11'9" (3.58) x 5'1" (1.55)**

Bi-fold doors lead to decking and rear garden

## **DINING ROOM 14'5" (4.4) x 8'4" (2.54) open to kitchen**

## **KITCHEN 12'1" x 7'8" (3.68m x 2.34m)**

Selection of modern wall and base units, work tops, sink unit - built in double oven separate hob and extractor

## **LANDING** Access to loft space

## **BEDROOM 1 12'3" (3.73) plus robes x 11'5" (3.48)**

## **BEDROOM 2 11'9" x 7'9" (3.58m x 2.36m)**

With two windows

## **BEDROOM 3 8'9" x 6'2" (2.67m x 1.88m)**

Useful store closet

## **BATHROOM** Three piece white suite, over bath shower and screen - useful store closet

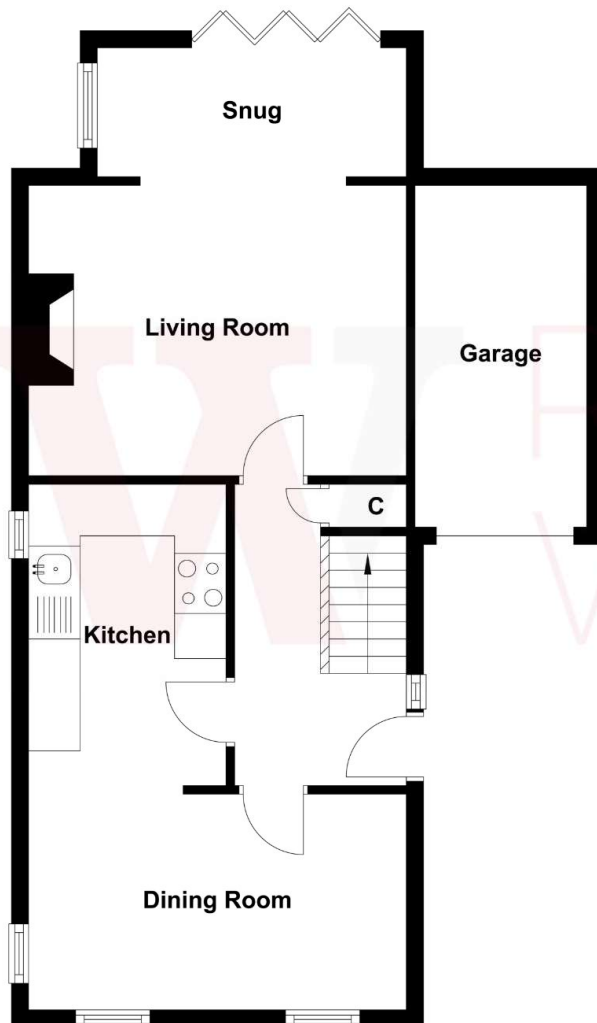
## **OUTSIDE** Small garden to front, drive to attached garage - very pleasant good size rear garden with ample deck terrace

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.

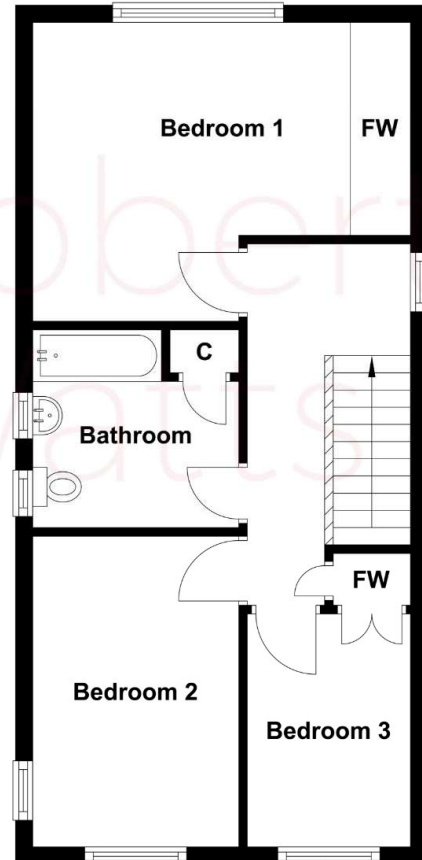




**Ground Floor**



**First Floor**



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

69 C

83 B