



The Old School Room, 29b Town Lane, Idle, Bradford, BD10 8NT

Double fronted stone semi-detached currently providing FOUR BEDROOM, TWO BATH/ SHOWER ROOM accommodation. Forming part of this understandably sought after part of IDLE: handy for schools, in close proximity of Holy Trinity Church and within walking distance of both Idle and Thackley. We feel this fine example will appeal to a variety of buyers, especially those seeking charm and character in abundance. Contact Robert Watts to arrange YOUR VIEWING today.

£300,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

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

ENTRANCE HALL

LIVING ROOM 13'8" x 13'4" (4.17m x 4.06m)

KITCHEN DINER 14'1" x 13'5" (4.3m x 4.1m)

Selection of wall and base units, work tops, sink unit, built in oven, separate hob and extractor - access to cellar

CELLAR With power and light

LANDING

BEDROOM 1 13'9" x 8'9" (4.2m x 2.67m)

EN-SUITE SHOWER ROOM Shower cubicle, wash basin and WC

BEDROOM 2 8'1" (2.46) plus recess x 6'7" (2)

BATHROOM Roll top bath, wash basin and WC - part tiled walls, tiled floor

SECOND FLOOR

ATTIC BEDROOM 3 13' x 8'4" (3.96m x 2.54m)

Velux and gable window, eaves store

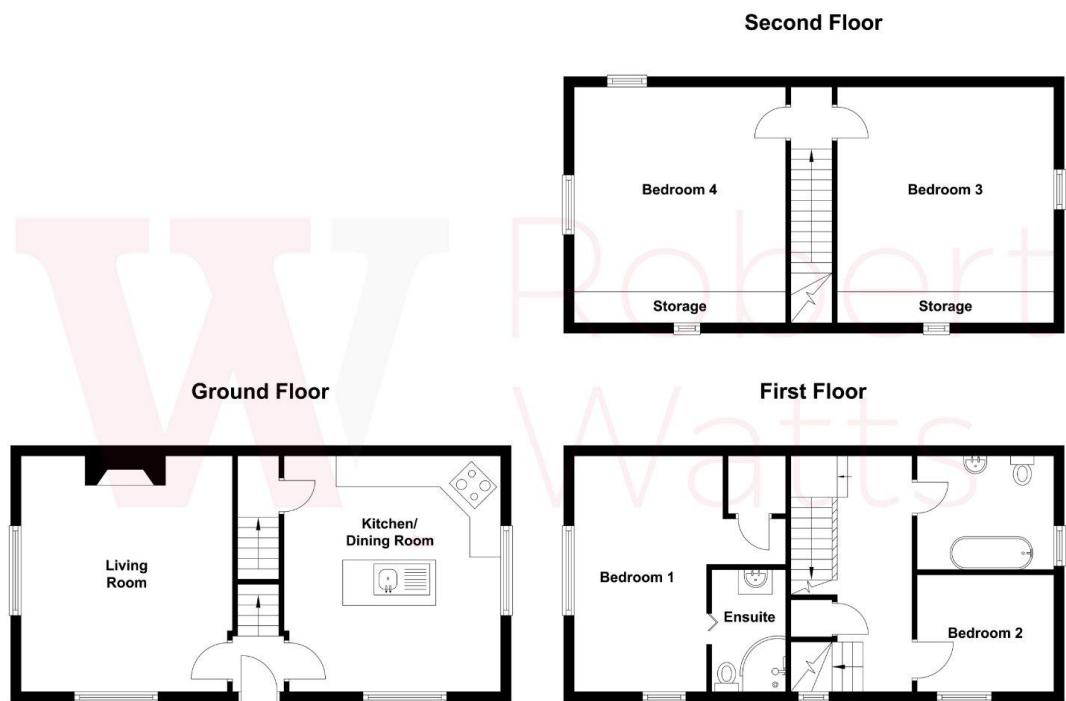
ATTIC BEDROOM 4 13'3" x 9'7" (4.04m x 2.92m)

Velux and gable window

OUTSIDE Pleasant enclosed garden / parking

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		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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