



## **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**

**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

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

## **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)**

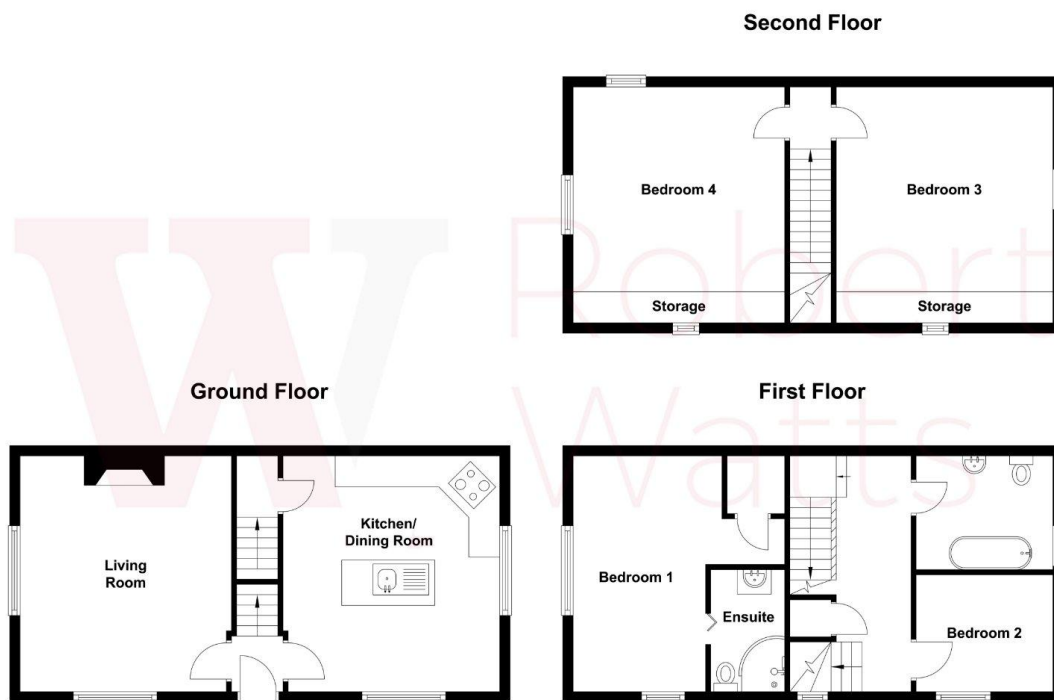
Velux and gable window

**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		