



## 8 Spring Street, Idle, Bradford, BD10 8ST

NO CHAIN – Inner cottage style terrace benefiting from a recent refresh so YOU don't have to! Within walking distance of amenities in IDLE and FIVE LANE ENDS and around 2 miles (approx. 6mins) to Apperley Bridge train station. This well presented TWO BEDROOM example will appeal to a variety of buyers and must be viewed to fully appreciate the accommodation of offer. Contact Robert Watts to arrange YOUR VIEWING today.

**£95,000**

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# 8 Spring Street, Idle, Bradford, BD10 8ST

**COUNCIL TAX Bradford**

Band A

**TENURE** Freehold

**ENTRANCE VESTIBULE** Open to hallway / kitchen area

**KITCHEN 8'3" x 8' (2.51m x 2.44m)**

Open to hallway area... Selection of modern wall and base units, work tops, sink unit , built in oven and hob, plumbed for washing machine, metro style splash back tiling

**LIVING ROOM 14'7" x 10'4" (4.45m x 3.15m)**

**LANDING**

**BEDROOM 1 10'3" x 6'2" (3.12m x 1.88m)**

**BEDROOM 2 8'3" x 8'3" (2.51m x 2.51m)**

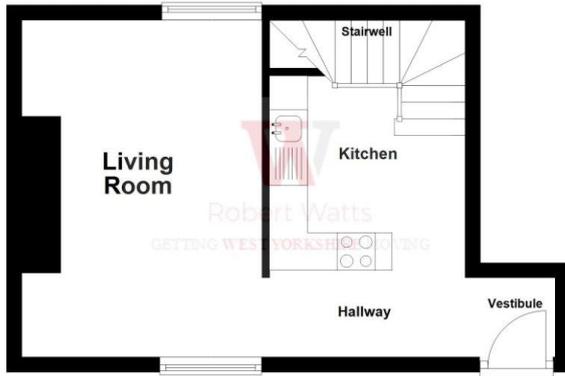
**BATHROOM** Three piece white suite

**OUTSIDE** Small garden area to front

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		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		