



## **12-14 Wellington Street, Idle, Bradford, BD10 9JZ**

NO CHAIN – End terrace currently providing TWO BEDROOM accommodation – Realistically priced to allow for updating. We feel this example will appeal to a variety of buyers including BUY TO LET (rent potential after improvements circa £650 PCM) Within walking distance of IDLE VILLAGE, around 2 miles (around 10 mins) to Apperley Bridge train station and offering access to further amenities in and around Five Lane Ends. Contact Robert Watts to arrange YOUR viewing TODAY.

**£95,000**

# 12-14 Wellington Street, Idle, Bradford, BD10 9JZ

## **COUNCIL TAX Bradford**

Band A

**TENURE** Freehold

## **ENTRANCE HALL**

**LIVING ROOM 13'9" x 11'9" (4.2m x 3.58m)**

Access to cellar

**CELLAR** With light

**KITCHEN 13'8" x 9' (4.17m x 2.74m)**

Selection of wall and base units, work tops, sink unit, plumbed for washing machine

## **LANDING**

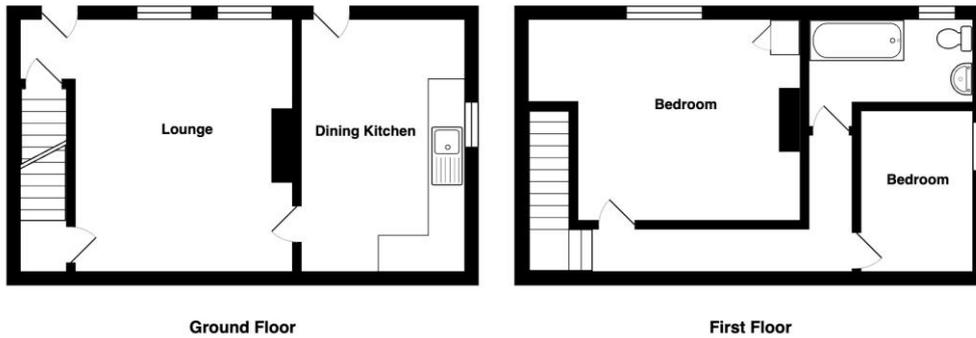
**BEDROOM 1 15' max x 11'4" (4.57m max x 3.45m)**

**BEDROOM 2 9' x 6'1" (2.74m x 1.85m)**

**BATHROOM** Three piece suite

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.





Total Area: 63.3 m<sup>2</sup> ... 682 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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