



## 11 Cavendish Road, Idle, Bradford, BD10 9LE

NO CHAIN – Generously sized INNER STONE TERRACE benefiting from recent refresh including re-decoration and new flooring so YOU don't have to!. This FOUR BEDROOM example provides family sized accommodation which is further enhanced by a great size kitchen diner, useful cellar and manageable gardens. 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..

£180,000

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## **COUNCIL TAX Bradford**

Band B

## **TENURE Freehold**

**BUYER INFORMATION** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

## **DIRECT ACCESS TO**

### **LIVING ROOM 17'7" x 13'6" (5.36m x 4.11m)**

Built in alcove storage

### **KITCHEN DINER 15'1" x 12'1" (4.6m x 3.68m)**

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

**CELLAR** Two useful multi purpose rooms

## **LANDING**

### **BEDROOM 1 14'9" x 13'6" (4.5m x 4.11m)**

### **BEDROOM 2 12'5" x 9' (3.78m x 2.74m)**

**BATHROOM** Three piece white suite, over bath shower

## **SECOND FLOOR**

### **ATTIC BEDROOM 3 13'8" x 10'7" (4.17m x 3.23m)**

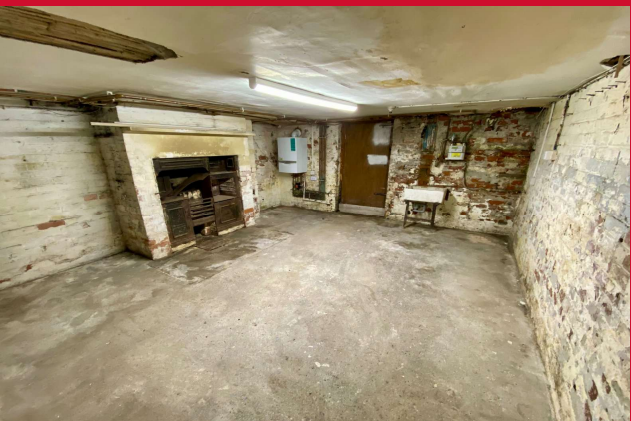
Velux window

### **ATTIC BEDROOM 4 13'6" x 10'6" (4.11m x 3.2m)**

Velux window

**OUTSIDE** Garden to front, enclosed yard garden to rear incorporating timber decking

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