



23 Wendron Way, Idle, Bradford, BD10 8TW

EXTENDED DETACHED currently providing FOUR BEDROOMS, THREE RECEPTION ROOMS TWO BATH/SHOWER ROOMS well presented accommodation. Of likely appeal to a variety of buyers including young families, this fine example is further enhanced by ample mature gardens to three sides along with a garage and parking for upto 2 cars. Forming part of this ever popular part of IDLE within walking distance of popular schools, multiple local amenities and being around 2 miles (approx. 10mins) to Apperley Bridge train station. Contact Robert Watts to arrange YOUR VIEWING today.

£360,000

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ENTRANCE HALLWAY

LIVING ROOM 15'7" x 11'5" (4.75m x 3.48m)

DINING ROOM 9'4" x 9'6" (2.84m x 2.9m)

MULTI-PURPOSE ROOM 18'9" x 8'3" (5.72m x 2.51m)

KITCHEN 19' x 8'6" (5.8m x 2.6m)

Selection of wall and base units, Granite worktops, island unit/breakfast bar

GROUND FLOOR SHOWER ROOM Shower cubicle, was basin and w.c

UTILITY ROOM Plumbed for automatic washer

FIRST FLOOR LANDING Access to loft via pull down ladder

BEDROOM ONE 18'9" (5.72) overall x 10'9" (3.28) plus robes

Fitted wardrobes

BEDROOM TWO 11'4" x 7'8" (3.45m x 2.34m)

Double store closet

BEDROOM THREE 8'9" (2.67) max x 7'6" (2.29) max

BEDROOM FOUR 9'3" x 5'9" (2.82m x 1.75m)

Store closet

BATHROOM Three piece suite with roll top bath and tiled floor

OUTSIDE Mature gardens to front, side and rear and also has a garage with parking for upto 2 cars

SOLAR PANELS Solar Panels are installed which are owned outright and will remain with the property so that new buyers can enjoy lower electricity costs.

COUNCIL TAX Bradford

Band D with improvement indicator

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.

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.



