



6 Briarfield Avenue, Idle, Bradford, BD10 8QR

A superior larger type, EXTENDED semi-detached. Properties of this calibre are rare to the market so EARLY VIEWING IS STRONGLY ADVISED. This is an outstanding THREE BEDROOM home in a prime location and MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED. A thoughtfully designed extension with bi-fold doors has been added to create an excellent, family orientated, sociable living space which is further enhanced by an ample drive and very pleasant gardens. Contact Robert Watts to arrange YOUR VIEWING today.

£340,000

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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.

COUNCIL TAX Bradford

Band D

TENURE Freehold

ENTRANCE HALL

WC

LOUNGE 19'2" (max) x 9'11" (5.84m (max) x 3.02m)

DINING ROOM 18' x 9'11" (5.49m x 3.02m)

UTILITY AREA 11'7" x 5'9" (3.53m x 1.75m)

Plumbed for autowasher. Bi-fold doors to rear garden.

KITCHEN 15'9" x 10'3" (4.8m x 3.12m)

Modern kitchen including wall and base units and sink unit

LANDING

BEDROOM ONE 15'9" x 9'11" (4.8m x 3.02m)

BEDROOM TWO 10'5" x 9'10" (3.18m x 3m)

BEDROOM THREE 10'5" x 7'10" (3.18m x 2.4m)

BATHROOM Four piece suite comprising bath, shower cubicle, WC and wash basin.

OUTSIDE Ample drive, pleasant gardens front and rear. Driveway 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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		