



4 Rawson Square, Idle, Bradford, BD10 8PS

Character cottage, understandably sought after part of Idle, benefits from many improvements over recent years so YOU don't have to. Compact yet charming two bedroom accommodation awaits new owners. A detailed internal inspection is essential to fully appreciate the accommodation on offer. Rest assured cottages of this calibre do not remain "for sale" for long! Contact Robert Watts to arrange YOUR VIEWING today.

£175,000

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ENTRANCE HALL

LIVING ROOM 14' x 11'6" (4.27m x 3.5m)

KITCHEN 14'1" x 6' (4.3m x 1.83m)

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor, integrated fridge freezer, integrated washing machine

CELLAR Useful store cellar with power and light

LANDING

BEDROOM 1 11'7" x 9'3" (3.53m x 2.82m)

Useful store closet

BEDROOM 2 14'6" x 4'7" max (4.42m x 1.4m max)

BATHROOM Three piece modern white suite, over bath shower and screen

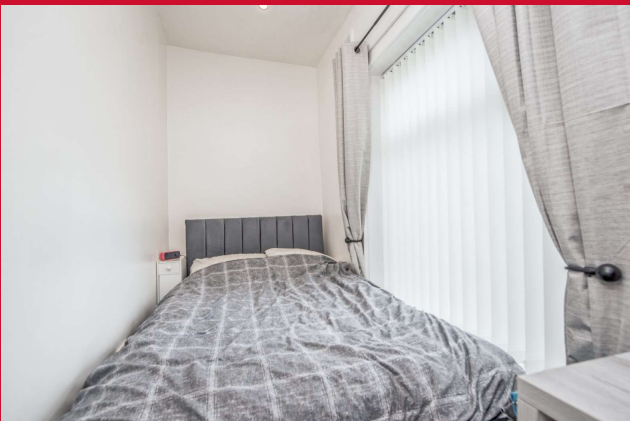
BUYER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

COUNCIL TAX Bradford

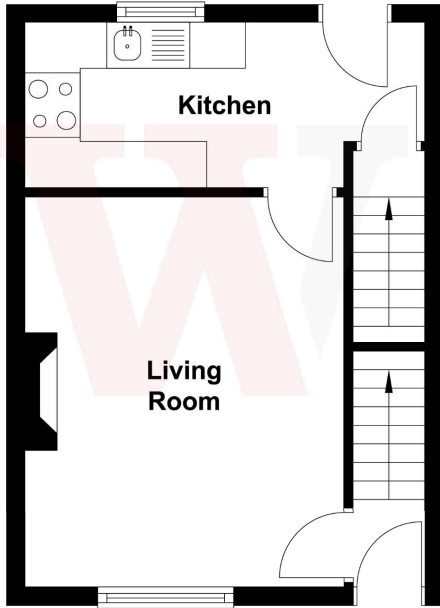
Band B

TENURE Freehold

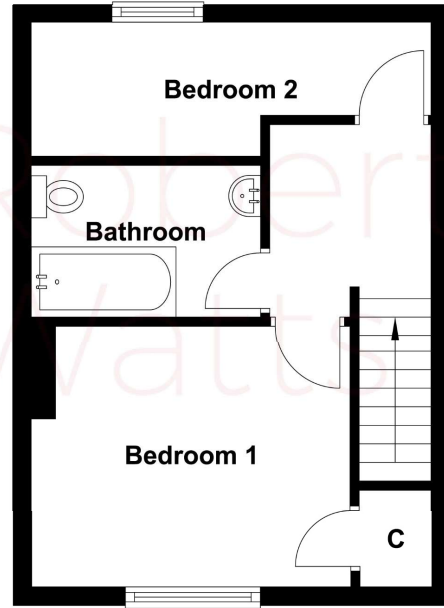
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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	59 D	
39-54	E		
21-38	F		
1-20	G		