



12 Far Highfield Close, Idle, Bradford, BD10 8XN

NO CHAIN....Sought after GREEN LANE area of IDLE! END TOWN HOUSE will appeal to a variety of buyers, including FIRST TIME BUYERS and FAMILIES as there are MULTIPLE PRIMARY and SECONDARY schools within a circa 1 mile radius - Currently providing THREE DOUBLE BEDROOMS arranged over THREE FLOORS with TWO BATH / SHOWER ROOMS. Around 2 miles to APPERLEY BRIDGE TRAIN STATION and handy for many amenities in and around IDLE, THACKLEY and FIVE LANE ENDS. A detailed viewing is essential to appreciate, contact Robert Watts to arrange YOUR VIEWING today.

£250,000



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GROUND FLOOR

ENTRANCE HALL Guest WC off, useful store closet

LIVING ROOM 15'9" x 13'3" (4.8m x 4.04m)

Patio door to rear garden

KITCHEN 11'6" x 6'2" (3.5m x 1.88m)

Selection of wall and base units, worktops, sink unit, built in oven, hob and extractor, plumbed for washing machine

FIRST FLOOR

BEDROOM 2 13'3" max x 10'7" (4.04m max x 3.23m)

with two windows as was originally two rooms

BEDROOM 3 13'3" x 9'5" (4.04m x 2.87m)

BATHROOM Three piece white suite, part tiled walls

SECOND FLOOR

BEDROOM 1 13'3" (4.04) max overall x 10'8" (3.25)

SHOWER ROOM Shower cubicle, WC and wash basin

OUTSIDE Parking pace, open garden area to front, garden to rear

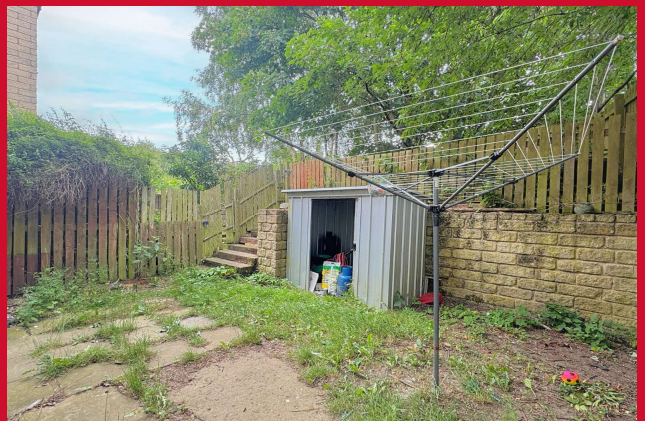
BUYER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

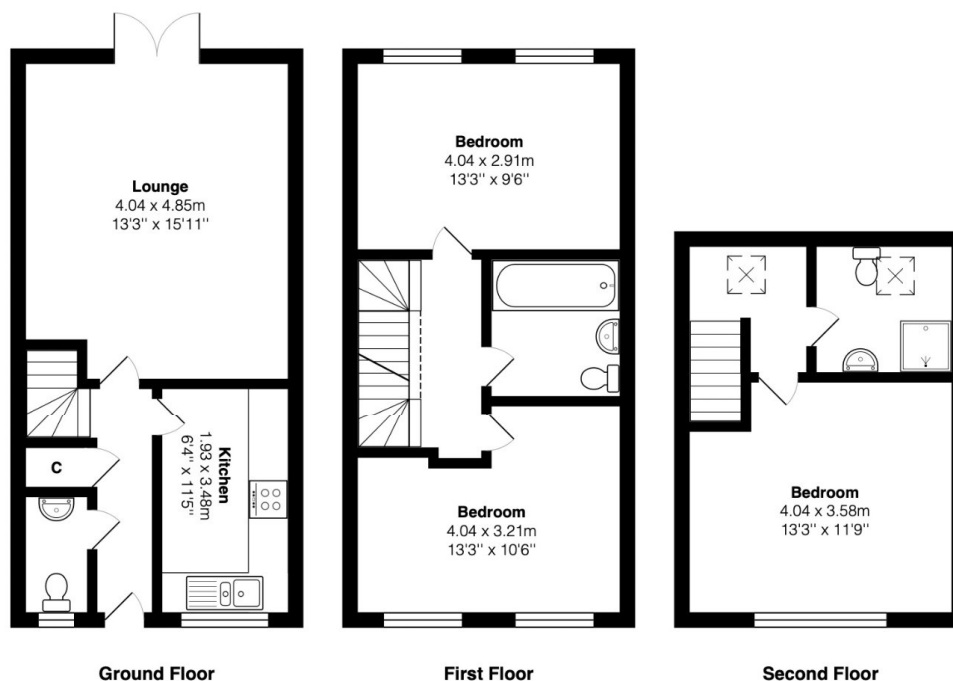
COUNCIL TAX Bradford

The current occupier advises band C we can't verify this as the address does not show on Bradford Council portal

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.





Total Area: 91.4 m² ... 984 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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