



4 Holt Gardens, Idle, Bradford, BD10 8UG

Executive detached occupying an enviable cul-de-sac plot which forms part of one of Idle's premier locations, off Westfield Lane. Currently providing FOUR BEDROOM, TWO BATH / SHOWER ROOMS family-sized accommodation. This fine example is further enhanced by: KITCHEN DINER OVER 27FT in length, CONSERVATORY, GARAGE, BLOCK PAVED DRIVE and a PLEASANT REAR GARDEN. Contact Robert Watts to arrange YOUR VIEWING today.

£450,000

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ENTRANCE HALL Wooden flooring - guest WC off

LIVING ROOM 16' (4.88) plus bay x 11'5" (3.48)

KITCHEN DINER 27'8" x 7'9" (8.43m x 2.36m)

Good size kitchen diner, tiled floor, ample wall and base units, granite work tops, sink unit, built in oven and microwave, separate hob - access to conservatory

Premium, quality brand equipment - Miele

Travertine quality tiles with underfloor heating

CONSERVATORY 11'3" x 9'4" (3.43m x 2.84m)

Providing access to rear garden

LANDING Access to part boarded loft space via pull down ladder - useful store closet.

Axminster Wool Carpet

Solid Oak Wood Floor

BEDROOM 1 11'3" (3.43) x 11'5" (3.48) plus robes

Fitted wardrobes

EN-SUITE SHOWER ROOM Shower cubicle, wash basin and WC, useful store cupboard, tiled walls.

Premium brand, Crosswater Shower - large shower head - high pressure processor

Roca suite

Travertine walls and flooring

BEDROOM 2 10'8" (3.25) x 8'8" (2.64) plus robes

Fitted wardrobes

BEDROOM 3 11'5" x 8'9" (3.48m x 2.67m)

BEDROOM 4 9' x 6'4" (2.74m x 1.93m)

BATHROOM 3 piece suite, tiled floor, tiled walls.

Premium brand, Aqualisa top of the range shower - high pressure processors

Extra long Bath

Roca bathroom suite

Travertine walls and flooring

OUTSIDE Block paved drive to garage with power, open garden to front, pleasant rear garden. Private, water feature, new decking, Yorkshire stone patio

COUNCIL TAX Bradford

Band E

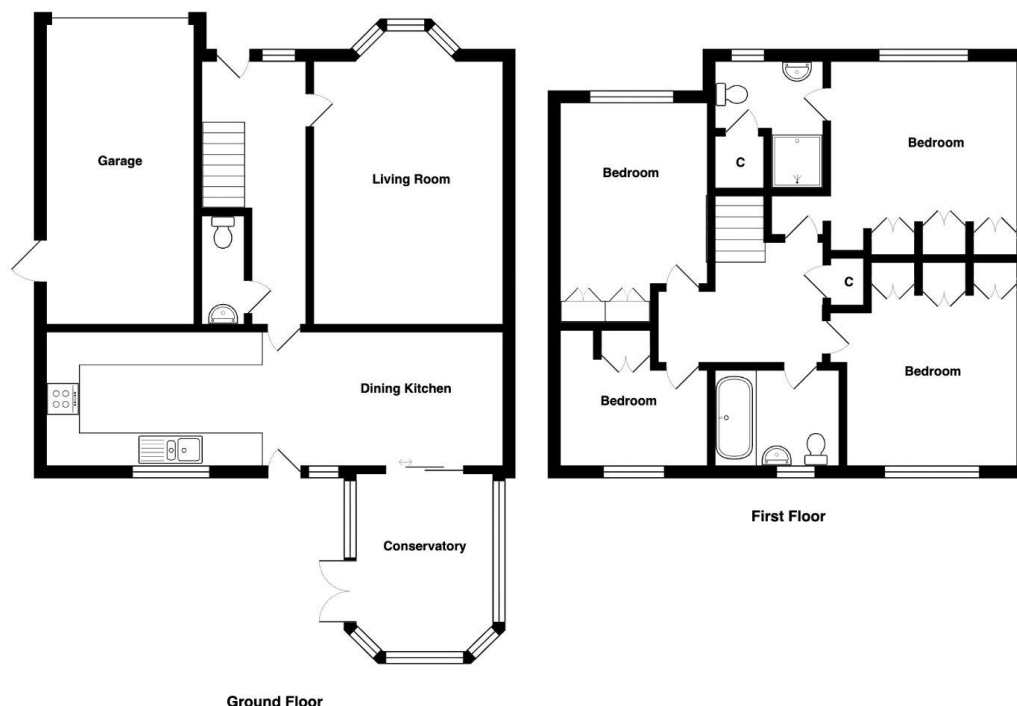
TENURE Freehold

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.

GAS BOILER Premium highly brand, Vaillant - highly efficient, effective

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: 136.2 m² ... 1466 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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