



30 Westfield Lane, Idle, Bradford, BD10 8PY

NO CHAIN – SALE READY - QUICKER COMPLETION: Ask for more information.

Many improvements over recent years to include recently fitted shower room and REPLACEMENT YORKSHIRE STONE ROOF! Charming GRADE II listed cottage, oozing kerb appeal and forming part of this highly desirable conservation area of Idle. Currently providing two bedroom, single storey accommodation of likely appeal to a variety of buyers, especially those looking to downsize. Handy for both Idle and Thackley village amenities along with Apperley Bridge train station which is less than 2 miles away. Rest assured cottages of this calibre, especially in this understandably sought after village are rare to the open market. Contact Robert Watts to arrange your viewing today.

£165,000



01274 614804



highfield@robertwatts.co.uk



robertwatts.co.uk

Highfield Office: 21 Highfield Road, Bradford, BD2 2AU



RWEstateAgents



@robertwatts_

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SALE READY The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

CONSERVATION AREA Please note this property is within the boundary of Idle and the green conservation area.

LOUNGE 15' x 12'8" (4.57m x 3.86m)

Feature exposed stone wall and Ingle Nook style fireplace and laminate floor

KITCHEN 7'1" x 8'2" (2.16m x 2.5m)

Selection of wall and base units, worktops with Belfast style sink, built in oven and hob, splash back tiled walls.

BEDROOM ONE 10' x 9'4" (3.05m x 2.84m)

Laminate floor

BEDROOM TWO 8'9" x 5'7" (2.67m x 1.7m)

SHOWER ROOM Modern shower room with walk in cubicle, sink and w/c.

OUTSIDE Low maintenance garden to front and small yard/bin store to rear

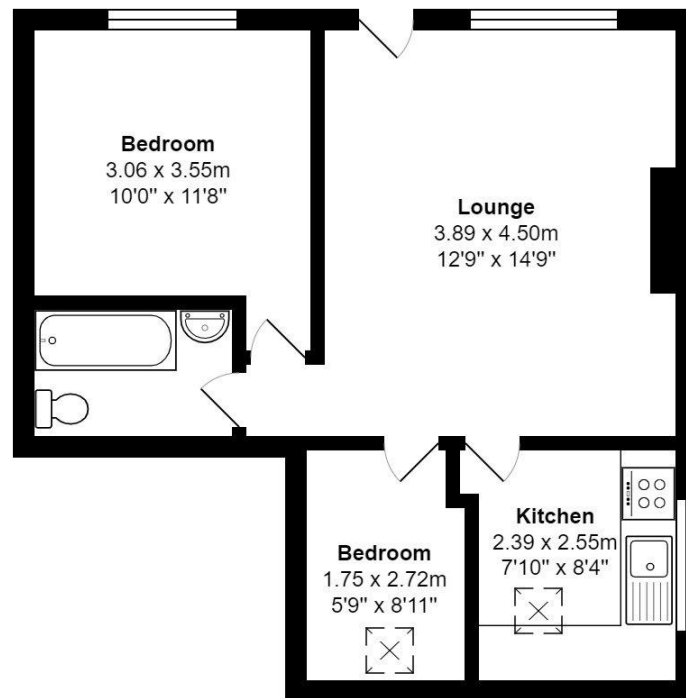
COUNCIL TAX BAND A

TENURE Freehold

BUYERS INFORMATION Please note 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.





Ground Floor

Total Area: 43.1 m² ... 464 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		