



## Highfield Road, Idle,

**£189,950**

- \* STONE BUILT THROUGH TERRACE \* THREE BEDROOMS \* MODERN KITCHEN & BATHROOM \*
- \* REAR GARDENS \* VERY WELL PRESENTED \* NO ONWARD CHAIN \*
- \* STONE'S THROW FROM HIGHLY REGARDED PRIMARY SCHOOL \* FANTASTIC STARTER HOME \*

Providing 'ready to move into' accommodation, is this delightful three bedroom through terrace house. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern fitted kitchen with eight ring range style cooker, two first floor bedrooms, modern house bathroom with white suite, plus an overall attic bedroom to the second floor.

To the outside there is a small front garden, rear yard and further enclosed garden with shed.



## Entrance

## Lounge

13'9" x 13'10" (4.19m x 4.22m)

With laminated wood floor, radiator.

## Kitchen

14'1" x 8'2" (4.29m x 2.49m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, eight ring range style cooker, built in microwave, radiator.

## First Floor Landing

## Bedroom One

14' x 10'8" (4.27m x 3.25m)

With store cupboard and radiator.

## Bedroom Two

6'2" x 11'5" (1.88m x 3.48m)

With radiator.

## Bathroom

Three piece modern white suite, tiled walls and heated towel rail.

## Second Floor

## Bedroom Three

14'1" x 17'1" (4.29m x 5.21m)

With velux skylight.

## Exterior

To the outside there is a small front garden, rear yard and a further enclosed garden with garden shed.

## Directions

From our office in Idle village proceed straight up the High Street, at the top turn left onto Highfield Road, after 0.6 miles the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

A / Bradford



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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