



£190,000

TWO BEDROOMS* *GRADE II LISTED* *FANTASTIC LOCATION* *MODERN BATHROOM* *WELL PRESENTED* *IDEAL FOR FIRST TIME BUYERS & DOWNSIZERS* *RECENTLY INSTALLED WINDOWS* *HEART OF IDLE VILLAGE* *CLOSE TO VILLAGE AMENITIES

Nestled in the heart of Idle village, this charming Grade II listed terraced cottage on Westfield Lane offers a delightful blend of character and modern living. With its exposed beam work and bags of character, this property is sure to capture the hearts of those seeking a unique home. The cottage features a welcoming reception room that provides a perfect space for relaxation or entertaining guests. There are two well-proportioned bedrooms, ideal for first-time buyers or those looking to downsize. The modern bathroom has been tastefully designed, ensuring comfort and convenience for everyday living.

Situated close to a variety of local amenities, including a doctors' surgery, pubs, and daily shops, this property is perfectly positioned for those who appreciate the convenience of village life. The well-presented interior throughout the cottage create a warm and inviting atmosphere, making it easy to envision yourself settling in. This property is not just a home; it is a lifestyle choice, offering a wonderful opportunity to enjoy the charm of village living while being within easy reach of essential services. Whether you are a first-time buyer or looking to downsize, this cottage is a must-see.

Ask us about....

AUCTION

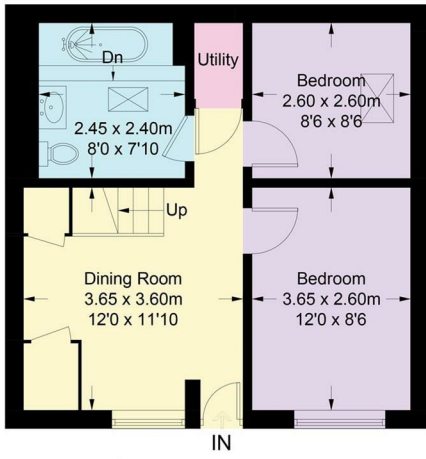
CONVEYANCING

MORTGAGES

SURVEYS

Westfield Lane, BD10

Approximate Gross Internal Area = 62.5 sq m / 673 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1329300)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-101) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	79
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-101) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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SALES • LETTING

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