



£147,000

**\*CHARACTER COTTAGE\* \*ONE BEDROOM\* \*FANTASTIC LONG DISTANCE VIEWS\* \*GARDEN\* \*WELL PRESENTED THROUGHOUT\* \*MODERN KITCHEN & DINER\* \*PLANNED OVER THREE FLOORS\***

Welcome to Highfield Road, Idle, Bradford - a charming location for this delightful one-bedroom terraced cottage. This property boasts plenty of character, making it a unique and inviting home for those seeking a touch of charm. As you step inside, you'll be greeted by a cosy reception room, perfect for relaxing or entertaining guests. The modern basement kitchen is a highlight of this home, offering a stylish space to prepare delicious meals. Benefitting from a modern bathroom with rainfall shower, and recently installed UPVC. One of the standout features of this property is the fantastic garden, where you can enjoy the outdoors and perhaps even try your hand at gardening. Imagine sipping your morning coffee or hosting a summer barbecue in this lovely outdoor space. Additionally, the Lounge enjoys long-distance views towards Calverley adding a sense of tranquility, creating a peaceful atmosphere that you'll love coming home to. Don't miss out on the opportunity to make this charming terraced cottage your own. With its characterful appeal, modern amenities, and beautiful garden, this property has all the makings of a wonderful home.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

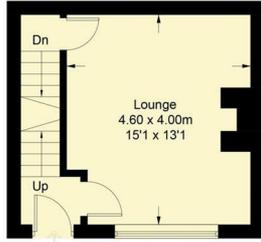
SURVEYS

# Highfield Road, BD10

Approximate Gross Internal Area = 70.1 sq m / 754 sq ft



Lower Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (1100556)



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>88</b>	(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>68</b>	(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC