

Property Professionals
for Five Decades



Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



11 Billing View, Idle, Bradford, BD10 9BW

OUTSTANDING VALUE - VIEWING HIGHLY RECOMMENDED. A superbly presented semi detached residence enjoying LONG DISTANCE VIEWS to the front. The property is tastefully decorated and well equipped and an EARLY INSPECTION IS STRONGLY ADVISED. A really good apportioned house for FIRST TIME BUYERS to get on the property ladder. The property has the benefits of GAS CENTRAL HEATING. uPVC SEALED UNIT DOUBLE GLAZING , ALARM and GARDENS.

2 BEDROOMED SEMI DETACHED WITH PARKING

£106,950

Five Lane Ends Office: 21 Highfield Road, Five Lane Ends, Bradford BD2 2AU

T: 01274 614 804 E: highfield@robertwatts.co.uk

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Vestibule/Ground floor w.c.:

Ground floor cloakroom with white suite. Laminate Flooring

Lounge: 15'1" x 12' (4.60m x 3.66m)

Laminate flooring. Under stairs storage. Access to

Dining Kitchen: 15' x 7'10" (4.57m x 2.39m)

Attractive range of contemporary base and wall units. Built under oven and hob. Plumbed for washer. Part tiled walls. Laminate flooring.

Bedroom 1: 12' x 11'11" (min) 15' (max) (3.66m x 3.63m (min) 4.57m (max))

Laminate flooring. Built in cupboard.

Bedroom 2: 11' x 8'2" (3.35m x 2.49m)

Bathroom/wc:

Modern white suite, shower and screen to bath, part tiled walls, tile style laminate flooring.

Gardens/Parking:

The property has a block paved parking area and a small lawn to the front and rear.

Benefits:

GAS CENTRAL HEATING. UPVC SEALED UNIT DOUBLE GLAZING. BURGLAR ALARM.

ENERGY PERFORMANCE RATING:

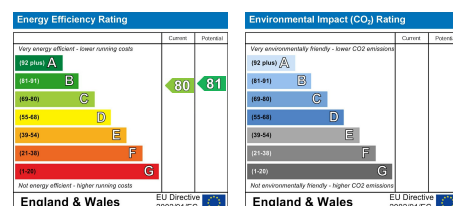
80 - 81 Grade C. A copy of the Energy Performance Certificate can be obtained on request or from our web-site.

Directions:

Travel from our office at Highfield Road to the roundabout at Five Lane Ends, take the second exit off into Norman Lane, after a short distance turn left down The Bank, travel to the bottom and turn left into Harrogate Road, take the next left into Orchard Grove travel into Park Road and left into Parkland Drive and Billing View is the third turning on the left.

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.



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