

Property Professionals  
for Five Decades



# Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists  
in Bradford and Beyond



## 190 Westfield Lane, Idle, Bradford, BD10 8UB

Most impressive dormer style detached bungalow with versatile FOUR BEDROOM accommodation, which we feel will appeal to a variety of purchasers. Situated in one of the areas premium locations, the property boasts MAGNIFICENT VIEWS to rear. A spacious Lounge, super fitted Kitchen and two Bath/Shower Rooms are also worthy of note. GAS CENTRAL HEATING, OAK STYLE uPVC DOUBLE GLAZING and an attached garage complete the picture. A full inspection is necessary to appreciate this property's position and potential.

FOUR BEDROOMED DETACHED BUNGALOW

### £285,000

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

T: 01274 614 804 E: [highfield@robertwatts.co.uk](mailto:highfield@robertwatts.co.uk)

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# 190 Westfield Lane, Idle, Bradford, BD10 8UB

**Spacious Hallway:**

Delft rack. Dado rail. Laminate flooring.

**Lounge: 19'0" x 13'2" (5.79m x 4.01m)**

Attractive arched inset fireplace feature with 'living flame' gas fire. Large patio doors gives access to rear garden.

**Dining Room: 12'9" x 10'0" (3.89m x 3.05m)**

Timber paneled ceiling.

**Kitchen: 11'8" x 13'0" (3.56m x 3.96m)**

Splendid range of "Farmhouse Style" medium Oak base and wall units with complimentary worktops. Inbuilt stainless steel corner cooker with five ring burner hob and contemporary "suspended" cooker hood. Integrated dishwasher and washer.

Timber paneled ceiling and contemporary floor covering completes the theme.

**Side Vestibule:**

With storage cupboard off.

**Ground floor Bedroom 1: 10'1" x 10'10" (3.07m x 3.30m)****Ground floor Bedroom 4: 12'0" x 6'9" (3.66m x 2.06m)****Ground floor Bathroom/w.c:**

Three piece coloured suite, shower mixer taps over bath, tiled walls.

**First floor Bedroom 2: 10'4" x 9'3" (3.15m x 2.82m)**

Front dormer bedroom.

**First floor bedroom 3: 10'5" x 11'3" (max) (3.18m x 3.43m (max))**

Rear dormer bedroom.

**First floor Shower Room/w.c:**

Traditional white suite, quadrant shower cubicle, attractive wall and floor tiling.

**Gardens:**

Very pleasant front garden with mature borders and hedges providing a good degree of privacy. Larger mainly lawned garden with crazy paved area to rear.

**Parking:**

Drive to attached garage.

**Benefits:**

GAS CENTRAL HEATING and "OAK STYLE" uPVC SEALED UNIT DOUBLE GLAZING.

**ENERGY PERFORMANCE RATING:**

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

**Directions:**

From our Highfield Road office travel along Highfield Road towards Idle village and turn left into Westfield Lane.

**OPENING HOURS:**

Monday to Friday - 9 am until 5.30 pm - Saturday - 9 am until 1pm

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.



## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           | <b>63</b> |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            | <b>21</b> |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current   | Potential |
|-----------------------------------------------------------------|-----------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>                                              |           |           |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           | <b>52</b> |
| (21-38) <b>F</b>                                                | <b>17</b> |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |

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