

Property Professionals  
for Five Decades



# Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists  
in Bradford and Beyond



## 6 Stansfield Place, Idle, Bradford, BD10 8PX

**\*NO CHAIN\* TUCKED AWAY\* SEMI RURAL with FAR REACHING VIEWS\* THROUGH BY LIGHT TERRACE COTTAGE, simply OOZING CHARM AND CHARACTER, benefiting from MANY IMPROVEMENTS over recent years. Currently providing ONE DOUBLE BEDROOM accommodation, though we feel there is potential to alter into two smaller bedrooms. Keenly sought after part of Idle. A fine blend of period features and modern fixtures is on offer here, many of which can only be fully appreciated upon a detailed internal inspection. Contact Robert Watts to arrange YOUR viewing today.**

### £109,950

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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### **DIRECT ACCESS TO OPEN PLAN LOUNGE/KITCHEN**

### **OPEN PLAN LOUNGE/KITCHEN 17'1" max overall x 14'9" max (5.21m max overall x 4.50m max)**

Stone effect fireplace and laminate floor

### **KITCHEN AREA**

Fitted kitchen including a range of modern wall and base units, worktops with stainless steel sink unit. Built in eye level oven, separate hob and extractor. Plumbed for automatic washer. Access to cellar.

### **CELLAR AREA**

Housing boiler

### **FIRST FLOOR LANDING**

Useful store closet

### **BEDROOM ONE 14'9" max x 9'10" (4.50m max x 3.00m)**

Cast iron effect fireplace and useful store closet

### **BATHROOM**

Three piece modern white suite with fully tiled walls and tiled floor

### **OUTSIDE**

Small fore garden

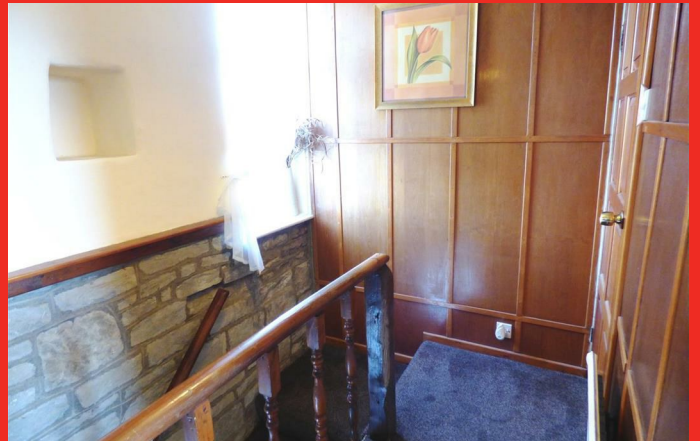
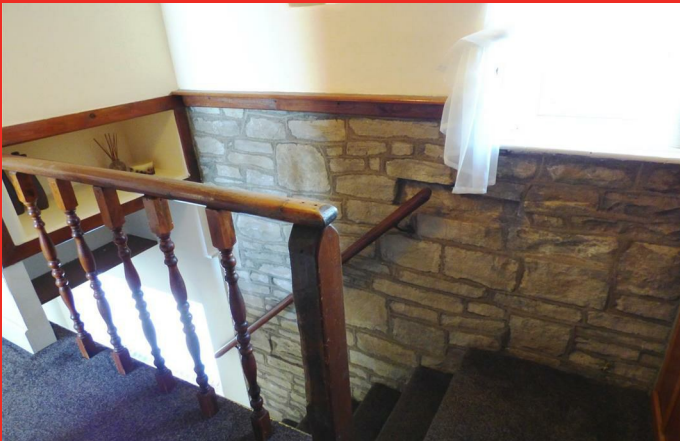
### **DIRECTIONS**

From our Highfield Road office travel out along Highfield Road towards Thackley. Continue past Blakehill School and George Barkers. Upon reaching Idle Medical Centre turn left onto Westfield Lane (opposite High Street). Following the road round to the left and take the immediate right onto Greenfield Lane. Follow this track and Stansfield Place will be found 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.





## 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>		72
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</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>		67
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales**

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