


property details **approval form**

10 Far Highfield Close, Idle, Bradford, West Yorkshire, England, BD10 8XN

Date: 09 April 2025

Property Ref and Version: SHP110637 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 21 Market Square, SHIPLEY, West Yorkshire, BD18 3QB

T 01274 531233 **E** Shipley@williamhbrown.co.uk

property details **approval form**

10 Far Highfield Close, Idle, Bradford, West Yorkshire, England, BD10 8XN

Date: 09 April 2025

Property Ref and Version: SHP110637 - 0001

>> **price**

£242,000

Tenure: Freehold

>> **key features**

- > Modern townhouse
- > Accommodation over three floors
- > Three bedrooms
- > Two reception rooms
- > Driveway parking
- > Enclosed rear garden
- > EPC Rating: C

>> **short description**

A modern three bedroom, two reception room end townhouse located in a cul-de-sac position. The property is ready to move straight into, ideal for the growing family. Driveway parking and an enclosed rear paved patio & tiered lawn. uPVC double glazing & gas central heating. Energy Rating: C

>> **long description**

A modern three bedroom, two reception room end townhouse located in a cul-de-sac position. The property is ready to move straight into, ideal for the growing family. Internally comprises: reception room, utility, W.C and kitchen diner to the ground floor with second living room to the first floor, bedroom and bathroom. The second floor has a further two bedrooms and en-suite shower room. Driveway parking and an enclosed rear paved patio & tiered lawn. uPVC double glazing & gas central heating. Energy Rating: C

>> **directions**

property details **approval form**

10 Far Highfield Close, Idle, Bradford, West Yorkshire, England, BD10 8XN

Date: 09 April 2025

Property Ref and Version: SHP110637 - 0001

>> **Agent Note**

property details approval form

10 Far Highfield Close, Idle, Bradford, West Yorkshire, England, BD10 8XN

Date: 09 April 2025

Property Ref and Version: SHP110637 - 0001

>> room description

Reception Room

14' 6" x 12' 5" (4.42m x 3.78m)

A versatile room with composite door leading out front, uPVC double glazed window and central heating radiator.

Utility Cupboard

Plumbing for a washing machine and space for a tumble dryer.

Wc

Two piece white suite, low flush WC and a wash hand basin with central heating radiator.

Kitchen Diner

14' 3" x 8' 10" (4.34m x 2.69m)

A range of stylish walls and base units, complementary work tops with matching upstand. Integral eye level oven with ceramic hob and hidden extractor. Integral fridge, freezer and dishwasher. uPVC double glazed window and French doors lead out into the rear garden.

First Floor Landing

Living Room

14' 1" x 12' 2" (4.29m x 3.71m)

uPVC double glazed French doors with a generous size uPVC double glazed window combined offering an excellent degree of natural light. Central heating radiator.

Bedroom Two

14' 2" x 8' 9" (4.32m x 2.67m)

Two uPVC double glazed windows and central heating radiator.

Bathroom

White three piece bathroom, including: bath with mixer taps, low flush W.C and a wash hand basin. Part tiled walls and central heating radiator.

Second Floor Landing

Access into the two bedrooms.

Bedroom One

14' 2" x 11' 8" (4.32m x 3.56m)

Two uPVC double glazed windows and central heating radiator. Door into the en-suite.

Ensuite Shower Room

Modern white three piece suite including a walk in shower unit, low flush W.C and a wash hand basin with part tiled walls and central heating radiator.

Bedroom Three

14' 3" x 8' 10" (4.34m x 2.69m)

property details **approval form**

10 Far Highfield Close, Idle, Bradford, West Yorkshire, England, BD10 8XN

Date: 09 April 2025

Property Ref and Version: SHP110637 - 0001

>> **room description**

Velux windows and central heating radiator.

Exterior

Driveway parking to the front with an enclosed rear tiered garden having a paved patio and lawned areas.

property details **approval form**

10 Far Highfield Close, Idle, Bradford, West Yorkshire, England, BD10 8XN

Date: 09 April 2025

Property Ref and Version: SHP110637 - 0001

>> room description

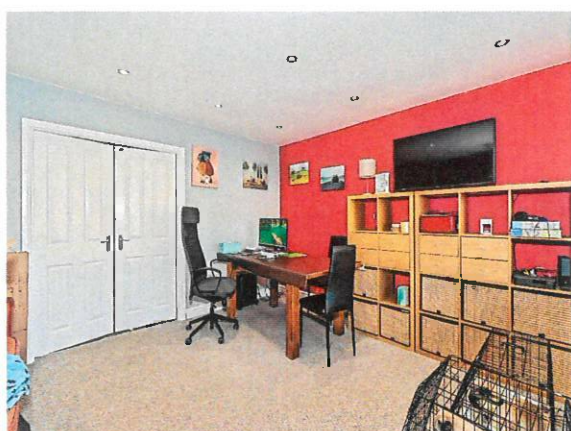
property details approval form

10 Far Highfield Close, Idle, Bradford, West Yorkshire, England, BD10 8XN

Date: 09 April 2025

Property Ref and Version: SHP110637 - 0001

>> property images



Your William H Brown office: 21 Market Square, SHIPLEY, West Yorkshire, BD18 3QB
T 01274 531233 E Shingley@williamhbrown.co.uk

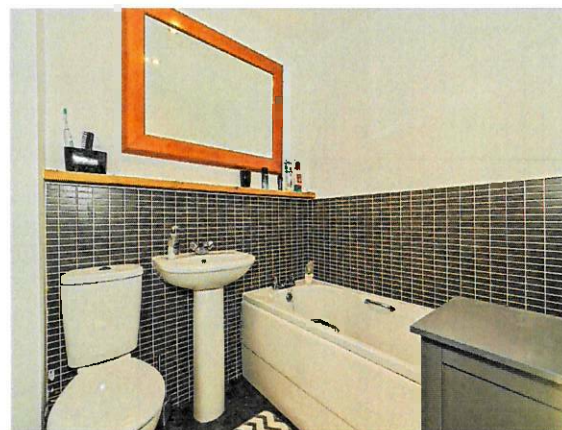
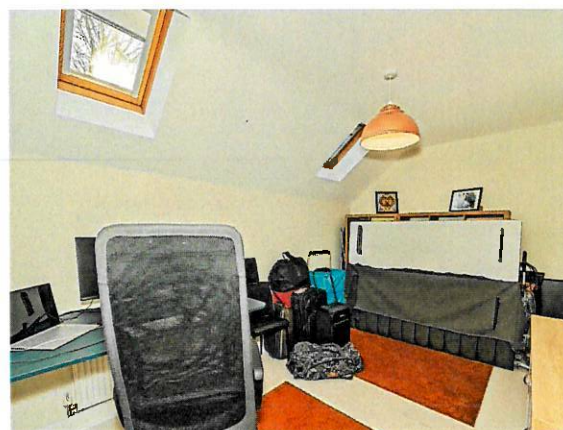
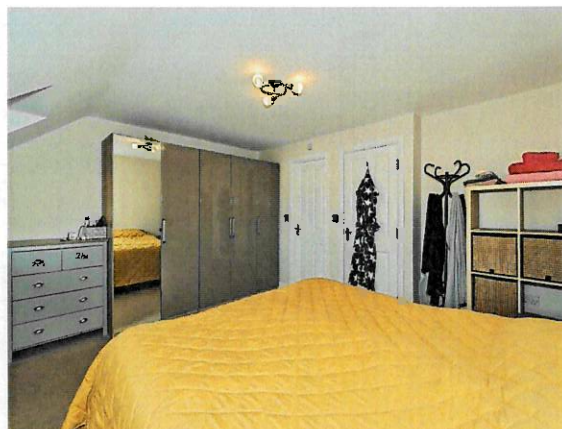
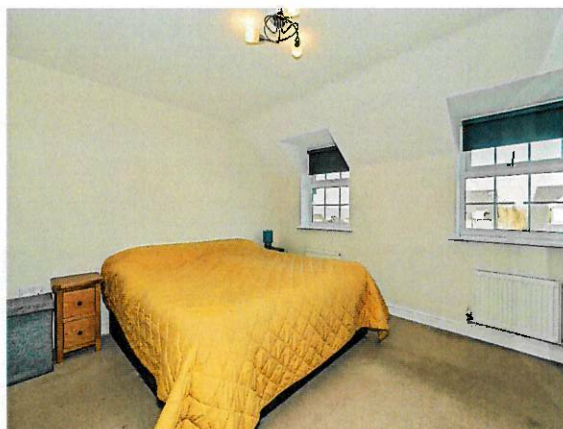
property details approval form

10 Far Highfield Close, Idle, Bradford, West Yorkshire, England, BD10 8XN

Date: 09 April 2025

Property Ref and Version: SHP110637 - 0001

>> property images



Your William H Brown office: 21 Market Square, SHIPLEY, West Yorkshire, BD18 3QB
T 01274 531233 E ShIPLEY@williamhbrown.co.uk

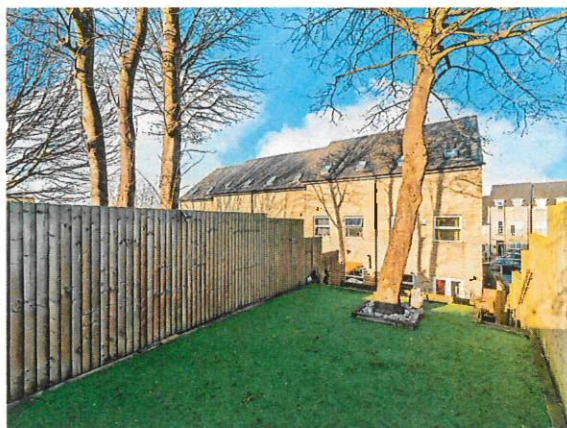
property details **approval form**

10 Far Highfield Close, Idle, Bradford, West Yorkshire, England, BD10 8XN

Date: 09 April 2025

Property Ref and Version: SHP110637 - 0001

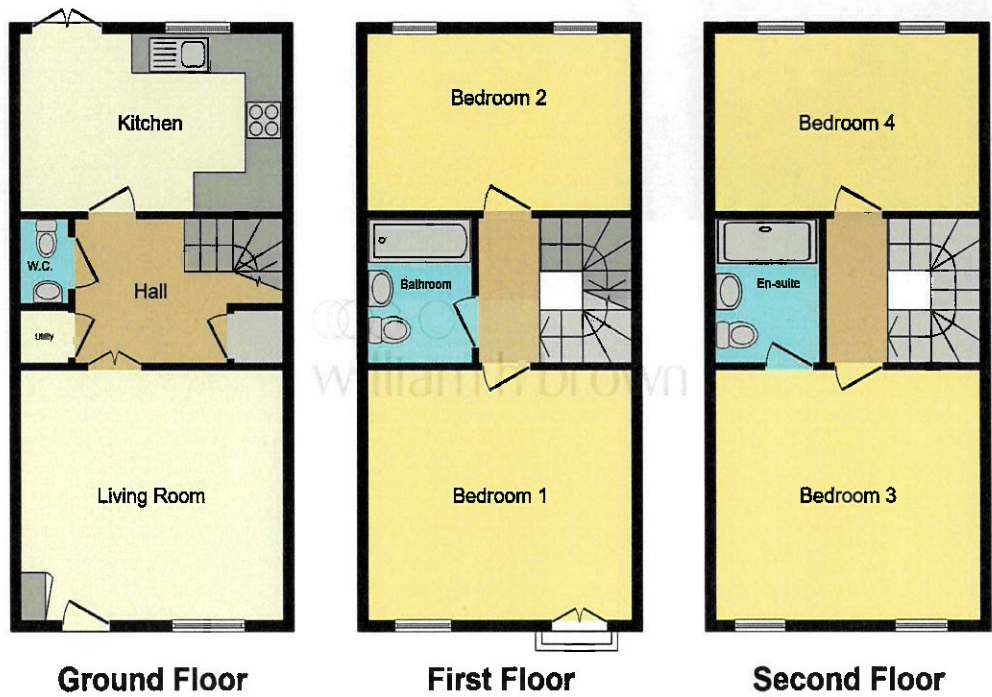
>> **property images**



property details approval form

10 Far Highfield Close, Idle, Bradford, West Yorkshire, England, BD10 8XN
Date: 09 April 2025 Property Ref and Version: SHP110637 - 0001

>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focagent.com

>> approval

	Signature	Date
Quinn Riley		09/04/25
Ross Wyatt The New Homes Group		