



## Westfield Lane, Idle

Offers Over £275,000

**\*\* STONE SEMI DETACHED \*\* GRADE II LISTED \*\* ABUNDANCE OF ORIGINAL FEATURES \*\***  
**\*\* NO CHAIN \*\* LARGE OUTBUILDING \*\* GOOD SIZED GARDENS \*\* TWO DOUBLE BEDROOMS \*\***  
**\*\* CLOSE TO IDLE VILLAGE \*\* TWO RECEPTION ROOMS \*\* VIEWING RECOMMENDED \*\***

Built in 1632 and available with vacant possession, is this delightful stone built semi detached house. Occupies a generous garden plot with a large attached outbuilding (potential to convert into extra accommodation, subject to the relevant planning). The characterful property benefits from gas central heating and briefly comprises reception hall, lounge, sitting room, fitted kitchen, two double bedrooms and bathroom.

To the outside there are gardens, driveway and outbuilding.





### Entrance Hall

### Lounge

15'3" x 12'9" (4.65m x 3.89m)

With ornate feature fireplace, radiator and wall cupboard.

### Sitting Room

11'5" x 11'3" (3.48m x 3.43m)

Having a coal effect gas fire and radiator.

### Kitchen

10'8" x 11'6" (3.25m x 3.51m)

With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, radiator, store cupboard.

### First Floor Landing

With radiator.

### Bedroom One

11'10" x 12'1" (3.61m x 3.68m)

With radiator.

### Bedroom Two

11'5" x 11'9" (3.48m x 3.58m)

Radiator.

### Bathroom

With white three piece suite, part tiled walls and heated towel rail.

### Exterior

To the outside there is a good sized well established front garden, together with a lawn and patio to the rear with small driveway.

### Outhouse

There is a substantial stone built outbuilding with power and light (potential to convert to provide further accommodation - subject to any relevant planning consents).





**Directions**

From our office proceed straight up The High Street, at the top proceed straight ahead onto Westfield Lane where the property will shortly be seen displayed via our For Sale board.

**TENURE**

FREEHOLD

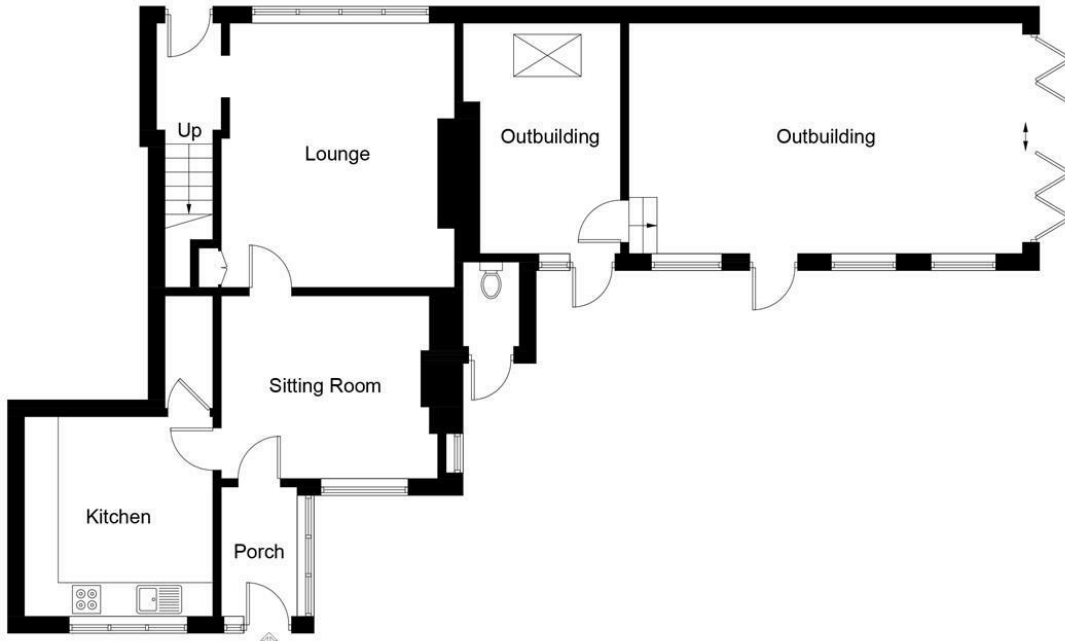
**Council Tax Band**

C



# Westfield Lane, BD10

Approximate Gross Internal Area = 96.2 sq m / 1035 sq ft  
 Outbuildings = 43.2 sq m / 465 sq ft  
 (Including External WC)  
 Total = 139.4 sq m / 1500 sq ft

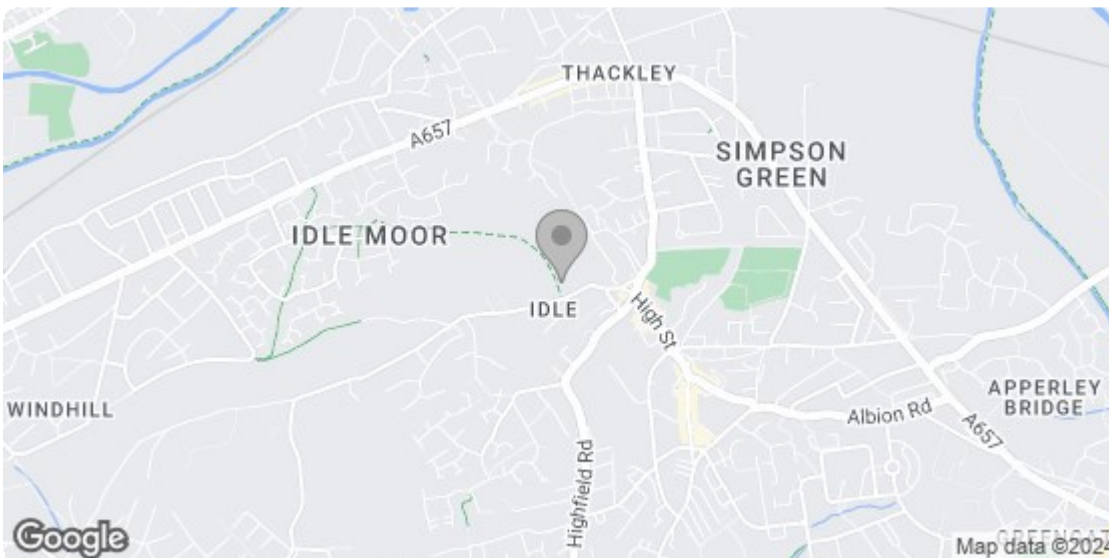


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1093607)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)

website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

