



## Westfield Lane, Idle

**£290,000**

\*\*\*VIEWS\*\*\*VIEWS\*\*\*VIEWS\*\*\*VIEWS\*\*\*

- \* SEMI DETACHED \* THREE BEDROOMS \* REQUIRES MODERNISATION \* NO CHAIN \*
- \* GARDENS \* GARAGE \* DESIRABLE LOCATION \* TWO LARGE CONSERVATORIES \*

Occupying one of the best positions in the locality, is this delightful three bedroom semi detached house. Available with vacant possession, this property requires modernisation and updating throughout.

Offers bags of potential - convert, extend, etc., subject to any relevant planning consents.

This property is sure to attract a lot of interest!!!





### Entrance Conservatory

15'1" x 9'9" (4.60m x 2.97m)

### Reception Hall

### Cloakroom/WC

With low suite wc and wash basin.

### Lounge

15' x 12'10" (4.57m x 3.91m)

With tiled feature fireplace, radiator.

### Kitchen

10'7" x 9'6" (3.23m x 2.90m)

With wall and base units incorporating stainless steel sink unit, five ring range style cooker, radiator.

### Cellar

Useful storage.

### Dining/Sitting Room

13'4" x 9'3" (4.06m x 2.82m)

With radiator.

### Conservatory Two

17'3" x 10'4" (5.26m x 3.15m)

### First Floor

### Bedroom One

9'6" x 11'3" (2.90m x 3.43m)

With fitted wardrobes and radiator.

### Bedroom Two

11'2" x 11'8" (3.40m x 3.56m)

With built in wardrobes and radiator.

### Bedroom Three

8'10" x 6' (2.69m x 1.83m)

With radiator.





### Bathroom

Four piece suite, part tiled walls.

### Exterior

To the outside there are gardens to front and rear - with views to rear, driveway and garage.

### Directions

From our office in Idle village proceed straight ahead up The High Street, continue straight onto Westfield Ln and after 0.5 miles the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

C



## Westfield Lane, BD10

Approximate Gross Internal Area = 140.2 sq m / 1509 sq ft  
(Including Garage)

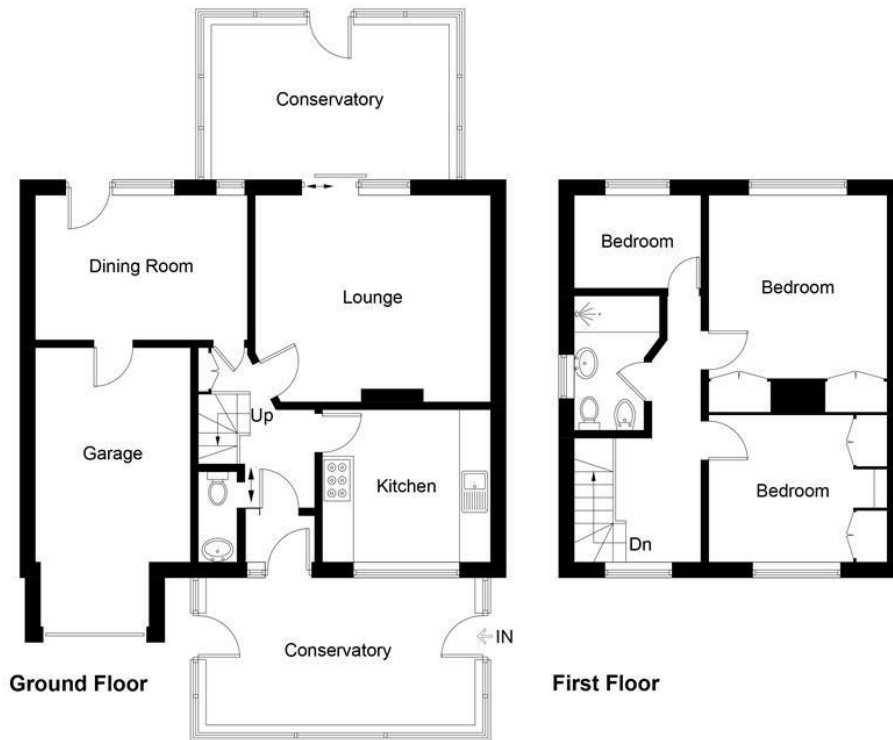


Illustration for identification purposes only, measurements are approximate,  
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| Energy Efficiency Rating                       |           |           |
|------------------------------------------------|-----------|-----------|
|                                                | Current   | Potential |
| Very energy efficient - lower running costs    |           |           |
| (92 plus) <b>A</b>                             |           |           |
| (81-91) <b>B</b>                               |           | <b>81</b> |
| (69-80) <b>C</b>                               |           |           |
| (55-68) <b>D</b>                               | <b>58</b> |           |
| (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 |           |           |

**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.

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