



30 Fourlands Drive

Idle, Bradford, BD10 9SJ

Offers Over £175,000 Freehold





Offered to the market on an Investment Basis - Cash Buyers Only This detached, brick built, true bungalow provides three bedroom accommodation with gas central heating and double glazing, together with gardens, driveway and garage. The annual gas safety check was passed in October 2024 and an EICR was undertaken in November 2023.

The property is currently occupied and subject to a Regulated Assured Tenancy under the Rent Act 1977. The tenant has security of tenure under the Act and current pays a passing rent of £665 per calendar month.

Location

Fourlands Drive is a popular residential street in Idle, and the property backs onto the A657 / Leeds Road. Local amenities include a variety of shops and facilities including an award winning fisheries, Idle recreation ground, skatepark and a bowling club. There are good local schools, and excellent transport links including bus routes for both Leeds and Bradford, and a choice of railway stations within 2 miles including Apperley Bridge, Baildon and Shipley.

Accommodation

A uPVC door opens into the entrance vestibule which is currently utilised as a hobby/craft area by the tenant. A door leads through to the spacious lounge with a large window to the front elevation, fireplace with painted timber surround and ample space for a dining table and chairs to the rear. Set off the lounge is one of the bedrooms with a window to the side elevation, a fitted cupboard, and the ideal gas boiler is located to the external wall. An inner hallway provides access to two further bedrooms and the kitchen. The main bedroom is a good sized double with a window to the rear elevation overlooking the garden, and the third bedroom, a single, is currently used as a dressing room/walk-in wardrobe. The shower room has tiled walls, a two piece white suite comprising of WC and wall mounted wash hand basin, and an enclosed shower area with a shower seat. Completing the original accommodation, the kitchen enjoys a good range of wall, base and drawer units with complementary work surfaces incorporating four ring electric hob with extractor hood above, and a stainless steel sink with drainer and mixer tap over. There is an integrated oven, plumbing for a washing machine, space for a fridge freezer and tile splashback's.

The current tenant has been in occupation for approximately 40 years. At some point during this tenancy, the tenants have extended to the rear to add on a rear porch and sunroom, enclosing the rear garden. We have not had confirmation that the extended section of the property was erected with planning consent or building regulation approval. Within the porch, steps lead up to the kitchen door, a uPVC door gives access to the driveway, and an open doorway leads through to the sunroom which has an aluminium framed door leading out to the garden, and an integral door leading into the side of the garage.

Externally, a driveway at the side of the property provides off road parking for 2/3 vehicles and gives access to the garage with up & over door. The front garden has fenced and hedged boundaries pebbled and planting areas, currently covered for winter. The rear garden has paved, pebbled and decked areas with mature plants, shrubs and trees to the borders.

Tenancy

The property is currently occupied and subject to a Regulated Assured Tenancy under the Rent Act 1977. Any purchaser will be bound by the restrictions of the Act and the tenant will maintain their security of tenure under the legislation. Passing rent is £665 per calendar month reviewable every two years via the Fair Rent Officer application protocol. The last review and agreed rent increase took effect on 18th April 2024.



Council tax band: D

EPC rating: D

Ground rent: N/A

Service charge: N/A

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01484 711200



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