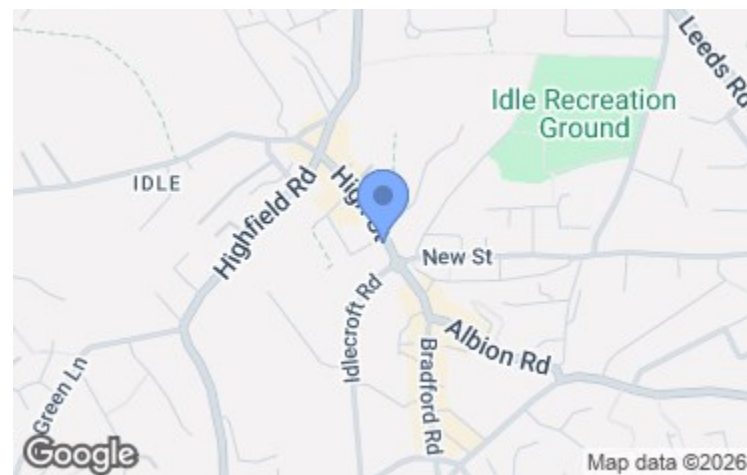




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Viewing arrangements**

Strictly by appointment through WW Estates  
 01274 627444  
 sales@wwstateagents.com

**Directions**

See Mapping.



**High Street, BD10 8NN**  
**Offers In The Region Of £64,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



# High Street, BD10 8NN



**\*\* IMMACULATE FINISH \*\* MODERN KITCHEN \*\* IDEAL FIRST TIME BUY \*\* BUY TO LET OPPORTUNITY \*\* NO ONWARD CHAIN \*\* CASH BUYERS ONLY \*\*** Attractive & quirky one bedroom ground floor apartment situated in the heart of historic Idle village, conveniently located between both Leeds and Bradford. The new railway station at Apperley Bridge is just over a mile away taking you direct to Leeds or to the Yorkshire Dales and beyond.

Close to all the amenities in the village such as tea rooms, post office, Co-op, banks, health centre/dentist, bars & eateries, Aldi/Home Bargains etc. Recently decorated throughout in mostly neutral tones but with some feature walls for interest. Recently fitted kitchen, bathroom and new boiler. The property comprises of entrance hall, kitchen/lounge, shower room, large bedroom. low voltage "warm" LED lighting throughout the property, hardwood double glazing.

Entrance Hallway - modern entrance vestibule, Electricity cupboard, newly fitted security alarm system, freshly decorated.

Lounge/Kitchen 17'2 (5.23M) X 12'3 (3.73M) -

Contemporary fitted kitchen in a matt dove grey colour with pewter handles, white gloss "metro" tiles, inset double sink with mono mixer tap, quality Russell Hobbs integrated oven & gas hob, extractor, plumbing for washing machine and space for under counter fridge. Hardwood double glazed window. Low voltage LED lighting. Freshly decorated in neutral tones.

Bedroom 16'8 (5.08M) X 10'7 (3.23M) - A spacious double bedroom, neutrally decorated with a hardwood double glazed window & deep window sill to the front elevation. Low voltage LED lighting.

Shower Room 5'9 (1.75M) X 4'7 (1.40M) - A complete shower room re-fit including floor/wall tiles, "wet room style" quadrant shower enclosure, modern wall mounted vanity sink unit & modern toilet, chrome ladder radiator and quality wall mounted bathroom accessories. Extractor fan and low voltage LED lighting.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

### Fixtures & fittings

One Bedroom Lower Ground Floor Apartment Conveniently Located, Ideal For First Time Buyers & Buy To Let Investors Alike.

Rating authority  
Borough Council Tax Band A

### Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure  
Leasehold