



## Idle Road, Bradford, BD2

**£150,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 4

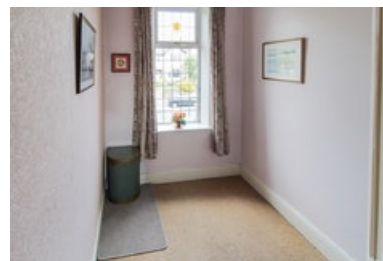
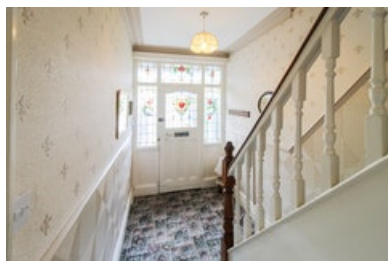
HouseSimple is pleased to present this property in Bradford.

### Key features:

- Terraced property
- Full of character and charm
- Four bedrooms
- Original features
- Basement
- No chain

## Extra info:

- **Property Age:** 107 years
- **Council Tax:** Band C (£1444.09 per-annum)
- **Double Glazing:** Part
- **Heating:** Electric
- **Parking:** None



We are delighted to introduce four bed terrace property which offers an abundance of character and charm throughout.

Situated in a popular location and convenient for local amenities, this is an ideal property for the growing family!

The accommodation comprises of a welcoming entrance hallway, spacious living and dining room and good sized kitchen area. Upstairs offers four large bedrooms and the house bathroom, whilst the property also benefits from a spacious cellar area. To the rear is a lovely patio garden.

Other features include a fully working burglar alarm and external double glazing.

**Entrance Hall** - A traditional and grand entrance hallway leading to all ground floor rooms and cellar.

**Lounge** - A spacious bay windowed lounge with original ceiling cornice.

**Kitchen** - Fitted with base and wall units, door to rear garden.

**Dining Room / Reception 2** - Good size second reception room, ceiling cove.

**Cellar** -

**Bedroom One** - First floor double bedroom with wardrobes.

**Bedroom Two** - First floor double bedroom with wardrobes.

**Bedroom Three** - Large attic room which could be split into 2 bedrooms with correct permissions in place.

**Bedroom Four** - First floor, good sized single bedroom.

**Externally** - Walled garden area to the front.

At the rear is a walled patio and garden area.

Floor plan:



Total floor area 124.9 sq. m. (1,344 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.  
Plan produced for Purple Bricks. Powered by PropertyBOX

## Energy Performance Certificate:

**Energy Performance Certificate**

**485, Idle Road, BRADFORD, BD2 2AY**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 0741-2863-7034-9226-3875
<b>Date of assessment:</b> 27 July 2016	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 27 July 2016	<b>Total floor area:</b> 123 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 11,529</b>
<b>Over 3 years you could save</b>	<b>£ 8,685</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 336 over 3 years	£ 240 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 8,685 over 3 years</p> </div>
<b>Heating</b>	£ 9,534 over 3 years	£ 2,280 over 3 years	
<b>Hot Water</b>	£ 1,659 over 3 years	£ 324 over 3 years	
<b>Totals</b>	<b>£ 11,529</b>	<b>£ 2,844</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e8b57; color: white; padding: 2px;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #4caf50; color: white; padding: 2px;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #8bc34a; color: white; padding: 2px;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #ffc107; color: white; padding: 2px;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #ff9800; color: white; padding: 2px;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #ff5722; color: white; padding: 2px;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #d32f2f; color: white; padding: 2px;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.7em; border-bottom: 1px solid black;">Current</th> <th style="font-size: 0.7em; border-bottom: 1px solid black;">Potential</th> </tr> <tr> <td style="text-align: center; border-right: 1px solid black;">8</td> <td style="text-align: center;">82</td> </tr> </table>	Current	Potential	8	82
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Current	Potential											
8	82											

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 3,108
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,809
3 Floor insulation (suspended floor)	£800 - £1,200	£ 306

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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