



WATTS & CO
PROPERTY DONE PROPERLY



New Street

Idle, Bradford BD10 9RQ

Asking Price Of £319,000

Property Features

- Substantial House
- Two Kitchen Areas
- Currently Used As a Hotel
- Two Sitting Rooms
- Nine Bedrooms
- Off Street Parking
- En Suite
- Sought After Idle Village Location
- Bathrooms
- Gardens To Front & Rear

Full Description

Watts & Co are pleased to welcome to the market this **SUBSTANTIAL FAMILY HOME** situated in the sought after **IDLE VILLAGE**. The property is currently being used as a **HOTEL** which is over **FOUR FLOORS** and has **NINE BEDROOM** which includes bathrooms, **EN SUITES**, two sitting rooms, **TWO KITCHEN AREAS**, showers in some rooms, a **LAUNDRY ROOM** which is in the basement, the **GARAGE** has planning permission to be **CONVERTED** into an **ADDITIONAL SITTING ROOM**, gardens to the **FRONT** and **REAR** as well as **OFF STREET PARKING**. The property would be **IDEAL** to keep as a **HOTEL BUSINESS** or even used as a **FAMILY HOME** for the larger families. The property has **CONVENIENTLY** been split so there is separate **QUARTERS** for the owners to the used **HOTEL** area. The property is situated a short way from **IDLE VILLAGE** which has some lovely **SHOPS** and **EATERIES** not to mention **FANTASTIC** commuter links! **EARLY VIEWING** is highly recommended to appreciate this **SUBSTANTIAL** accommodation which is on offer!

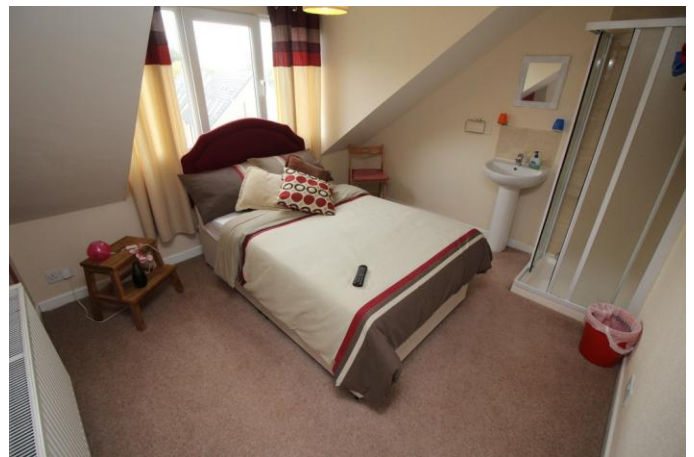
ENTRANCE HALL

The entrance hall is situated to the front of the property and briefly comprises of; a gas central heating radiator and stairs leading to the first floor.

LIVING ROOM

14' 3" x 11' 6" (4.35m x 3.51m)

The living room briefly comprises of; a double glazed window facing to the rear, a uPVC door leading to the rear garden, an understaffs cupboard and a gas central heating radiator.



BEDROOM ONE

11' 8" x 8' 5" (3.56m x 2.57m)

Bedroom one is located on the ground floor and briefly comprises of; a double glazed window facing to the front of the property, an electric heater and a door leading to the en suite.



EN SUITE

The en suite shower room briefly comprises of; a shower cubicle, a wash hand basin, WC and is partly tiled.

DINING KITCHEN

14' 4" x 12' 4" (4.37m x 3.78m)

The dining kitchen briefly comprises of; a range of wall and base units with complimentary work surfaces, a stainless steel sink and drainer unit, a double glazed window facing to the rear, a door leading to the rear garden, a gas central heating radiator, a gas oven and hob and space for a dining table.



CELLAR

The cellar is currently being used as a laundry room and has access to the rear, plumbing for an automatic washing machine and a WC.

LANDING

The landing has stairs leading from the ground floor to the first floor and the second floor and also has a gas central heating radiator.



FIRST FLOOR RECEPTION ROOM

14' 1" x 8' 8" (4.31m x 2.66m)

The first floor reception room is currently being used by the Hotel customers and briefly comprises of; a double glazed window facing to the front of the property, a kitchen area with wall and base units with complimentary work surface and a fridge freezer.



BEDROOM TWO

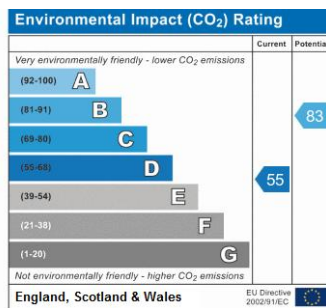
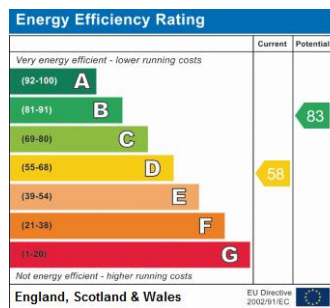
8' 4" x 8' 0" (2.55m x 2.45m)

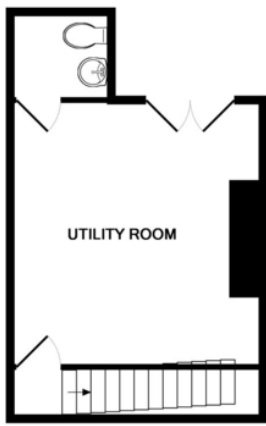
Bedroom two is located on the first floor and briefly comprises of; a single room with a double glazed window facing to the rear and a gas central heating radiator.



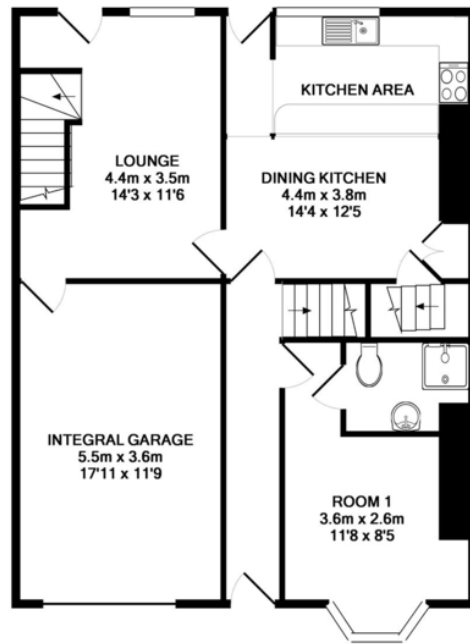


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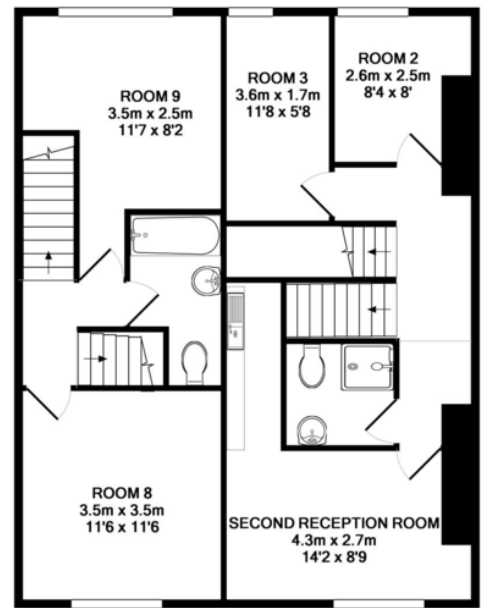




LOWER GROUND FLOOR
APPROX. FLOOR
AREA 24.7 SQ.M.
(266 SQ.FT.)

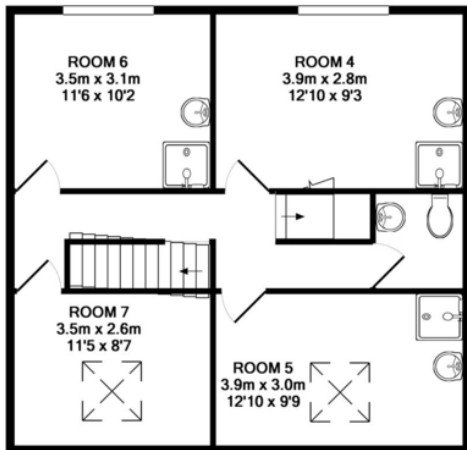


GROUND FLOOR
APPROX. FLOOR
AREA 76.5 SQ.M.
(824 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 75.7 SQ.M.
(815 SQ.FT.)
TOTAL APPROX. FLOOR AREA 235.1 SQ.M. (2531 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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2ND FLOOR
APPROX. FLOOR
AREA 58.1 SQ.M.
(626 SQ.FT.)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements