



**6 Holt Gardens, Idle, Bradford, West Yorkshire, BD10 8UG**  
**£450,000**

Internal inspection is imperative to appreciate the scale and quality of this magnificent FOUR BEDROOM DETACHED property in Idle. The current owners have significantly extended and improved the residence to make this the perfect family home.





COUNCIL TAX BAND - E

EPC RATING - D

## GROUND FLOOR

### ENTRANCE HALL

A pleasant entrance area with a central heating radiator, vinyl flooring and useful under stairs storage.

### W.C

Ground floor W.c with a low flush toilet and hand wash basin. Vinyl flooring and heated towel rail.

### LOUNGE

Bay fronted lounge with wood floor covering, central heating radiator and feature log burning stove with oak mantle over.

### DINING KITCHEN

A room with the wow factor and the hub of this splendid home. The property has been extended to the rear to create a fantastic family and entertainment space. A high end fitted kitchen takes pride of place and comprises of a range of fitted wall and base units to one wall with a vast island unit to accompany with quartz surfaces over. Integrated appliances include upright larder style fridge and freezer, a dishwasher, double electric oven and induction hob. The room has ample space for a large dining table whilst accommodating sitting and home office spaces. Two double glazed windows, bi-fold doors and a large roof lantern allow the room to flood with natural light.

### UTILITY ROOM

Good size utility area with a range of fitted wall and base units with work surface over incorporating a ceramic sink and mixer tap. Plumbing for a washing machine and door to the side elevation.

### SITTING ROOM/BEDROOM

Currently utilised as a home gym, this room would make an ideal home office, snug or guest bedroom. Double glazed bay window and central heating radiator.

## FIRST FLOOR

## LANDING

Spacious landing area with loft access and a useful storage cupboard.

## BEDROOM

Double bedroom with a double glazed window and central heating radiator.

## EN-SUITE

Stylish en-suite fitted with low flush wc and hand wash basin on a vanity unit. Enclosed shower area with glass screen. Double glazed window, heated towel rail and tiled flooring.

## BEDROOM

Double bedroom to the front elevation with a central heating radiator and double glazed window.

## BEDROOM

Double bedroom to the rear elevation with a central heating radiator and double glazed window.

## BEDROOM

A good size fourth bedroom, to the rear elevation with a double glazed window and central heating radiator.

## BATHROOM

Modern fitted house bathroom comprising of a low flush wc, hand wash basin on a vanity unit and a walk in shower area with glass screen. Heated towel rail and double glazed window.

## EXTERNAL

To the front of the property there is a mature garden and block paved driveway providing off road parking. To the side, a good size area to use as storage and to the rear an enclosed garden with patio, lawn and an array of established plants and shrubs.

