



Highfield Road, Idle

£260,000

**** NEWLY BUILT DETACHED ** THREE BEDROOMS ** THREE STOREY ** DECORATED & CARPETED ****

*** 10 YEAR BUILDER'S GUARANTEE * MODERN KITCHEN & TWO BATH/SHOWER ROOMS ***

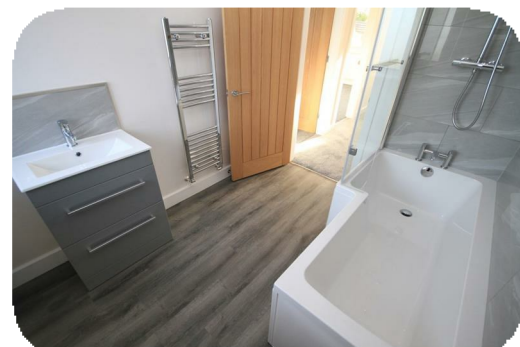
A fantastic opportunity for the growing family to purchase this newly built three bedroom detached house.

Benefits from gas central heating and upvc double glazing.

Situated to well regarded schools and village amenities.

No onward chain and vacant possession.

To the outside there is an artificial lawned garden to the rear and resin driveway to the front.





Newly built three bedroom detached house.

A fantastic opportunity for the growing family.

Carpeted & decorated, benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, dining kitchen, cloakroom/wc, two first floor bedrooms and bathroom, together with master bedroom to the second floor with en-suite shower room.

Situated to well regarded schools and village amenities and available with no onward chain.

To the outside there is an artificial lawned garden to the rear and resin driveway to the front.

Entrance

With radiator.

Lounge

13' x 13' (3.96m x 3.96m)

With radiator and store cupboard.

Dining Kitchen

16'3" x 11' (4.95m x 3.35m)

Modern grey fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integral fridge, freezer, dishwasher, radiator, bi-fold doors to rear garden.

Cloakroom/WC

With low suite wc and heated towel rail.

First Floor Landing

With radiator.

Bedroom Two

12'3" x 8'10" (3.73m x 2.69m)

With radiator.

Bedroom Three

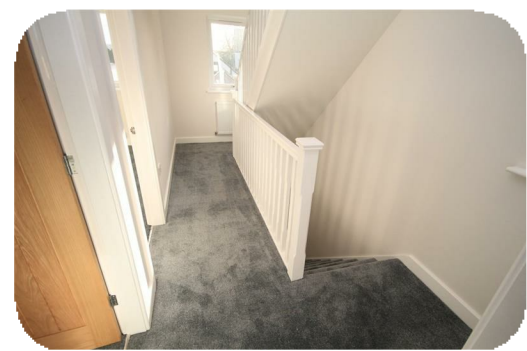
11'6" x 9'7" (3.51m x 2.92m)

With radiator.

Bathroom

Three piece modern white suite, part tiled walls, heated towel rail.

Second Floor Landing





Bedroom One

19'8" x 13' max (5.99m x 3.96m max)
With two radiators. En Suite shower room;

En Suite Shower Room

Three piece modern suite, radiator.

Exterior

To the outside there is an artificial lawned garden to the rear and resin driveway to the front.

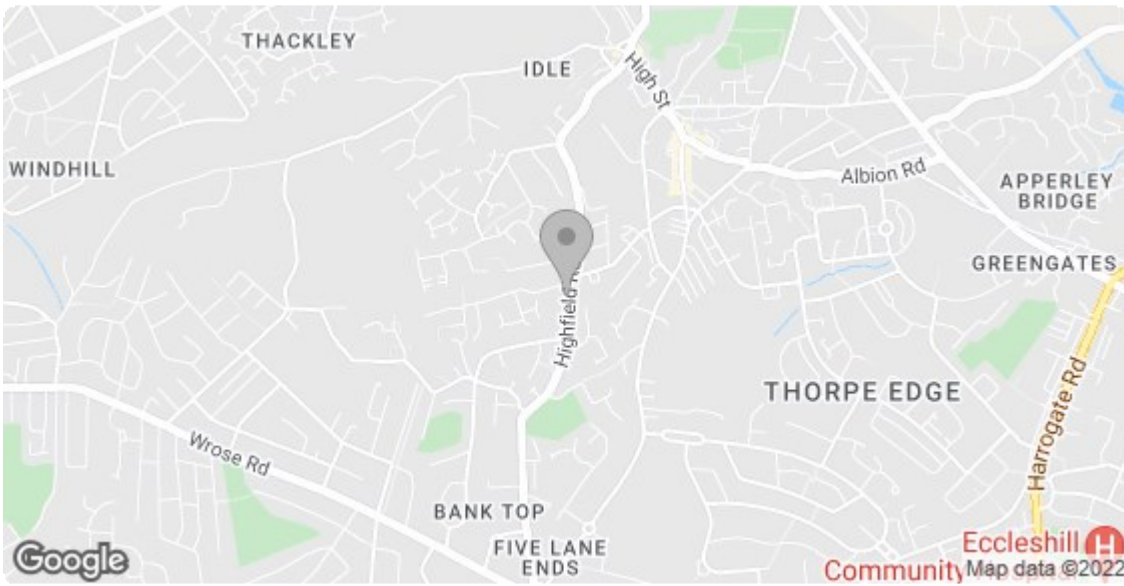
PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street and continue to the top, here take the left onto Highfield Road, the property is located just off Santa Monica Road and will be seen displayed via our For Sale board.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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