



Santa Monica Road, Idle,

£279,950

**** BUNGALOW ** FOUR BEDROOMS ** SOUGHT AFTER LOCATION ** TWO BATH/SHOWER ROOMS **
** VERY WELL PRESENTED ** CUL-DE-SAC POSTION ** GARDENS & PARKING ****

Occupying an enviable corner plot position on the ever popular Santa Monica development is this delightful four bedroom semi detached dormer bungalow.

Benefits gas central heating, upvc double glazing and alarm system.

The spacious accommodation briefly comprises entrance, lounge, modern fitted L shaped dining kitchen, two ground floor bedrooms and house bathroom. On the second floor are two further bedrooms (one having en-suite shower room).

To the outside there are gardens, enclosed patio and driveway.

Viewing recommended!



Entrance

Lounge

13'10" x 13'5" (4.22m x 4.09m)

Having a modern log effect gas fire, oak flooring, radiator, bi-fold doors to dining kitchen.

Dining Kitchen

20'4" x 17'8" (6.20m x 5.38m)

L shaped. Having a modern range of wall and base units incorporating stainless steel sink unit, stainless steel double oven and hob, integral fridge, freezer, dishwasher, oak flooring, radiator.

Bathroom

Three piece modern white suite, part tiled walls and towel radiator.

Bedroom Four / Play Room

10'3" x 10'8" (3.12m x 3.25m)

With upvc French doors to rear garden, radiator.

Bedroom Three

10'11" x 8'5" (3.33m x 2.57m)

With radiator.

First Floor Landing

Bedroom One

16'10" x 9'2" (5.13m x 2.79m)

With radiator. En-Suite shower room;

En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator.

Bedroom Two

13'4" x 9'10" (4.06m x 3.00m)

With radiator.

Exterior

To the outside there are lawned and patio gardens to three sides, together with parking.

Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street and proceed to the top, here take the left onto Highfield Road, after 0.4 miles turn right onto Santa Monica Road and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	85	(92 plus) A	
(81-91) B	74	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(15-38) F		(15-38) F	
(1-14) G		(1-14) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk