



Oaklands, Idle

£489,950

* MODERN DETACHED * SIX BEDROOMS * THREE FLOORS * INTEGRAL GARAGE * CUL-DE-SAC *
* VALLEY VIEWS * LARGE GARDENS * AMPLE PARKING * LOWER FLOOR GRANNY FLAT *

A fantastic opportunity for the growing family to purchase this large six bedroom detached house.

Situated on a private cul-de-sac setting with open views across the valley.

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

The accommodation briefly comprises reception hall, cloakroom, lounge, breakfast kitchen, utility. The lower floor has a lounge, kitchen, two bedrooms, box room and bathroom. To the first floor there are four bedrooms - two having en-suites, plus house bathroom.

To the outside there are good sized gardens, ample parking and integral garage.





Reception Hall

With radiator.

Cloakroom/WC

With low suite wc, vanity sink unit.

Lounge

21'9" x 13' (6.63m x 3.96m)

Modern log effect gas fire in feature fireplace surround, radiator.

Breakfast Kitchen

19'9" x 12'2" (6.02m x 3.71m)

Modern high gloss fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, seven ring cooking range, breakfast bar island, part tiled walls and radiator.

Utility

9'5" x 4'10" (2.87m x 1.47m)

With wall and base units.

First Floor Landing

With radiator.

Bedroom One

12'10" x 11'9" (3.91m x 3.58m)

With built in wardrobes, radiator. En-suite;

En Suite Shower Room

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

Bedroom Two

13'8" x 13'5" (4.17m x 4.09m)

With radiator. En-suite;

En Suite Shower Room

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

Bedroom Three

17'5" x 9'8" (5.31m x 2.95m)

With radiator.

Bedroom Four

10'8" x 8'5" (3.25m x 2.57m)

With radiator.

Bathroom

Four piece suite comprising bath, shower cubicle, low suite wc, wash basin, part tiled walls.

Lower Floor / Granny Flat

Lounge

18'2" x 17' (5.54m x 5.18m)

With radiator and French doors to balcony.

Kitchen

14'7" x 10' (4.45m x 3.05m)

With wall and base units incorporating stainless steel sink unit, oven and hob.

Bathroom

Three piece white suite, radiator.





Utility/Box Room

7'2" x 6'3" (2.18m x 1.91m)

Bedroom One

12'3" x 11'5" (3.73m x 3.48m)

With radiator.

Bedroom Two

11'8" x 9'7" (3.56m x 2.92m)

With radiator.

Occasional Room

8'5" x 8'2" (2.57m x 2.49m)

Mo natural light.

Exterior

To the outside there is a block paved drive for ample parking leading to an electric door garage. There is a larger lawned and patio garden to the side and rear.

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, take the left into Highfield Road and proceed before taking the right onto Green Lane, take the first left onto Oaklands and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

G

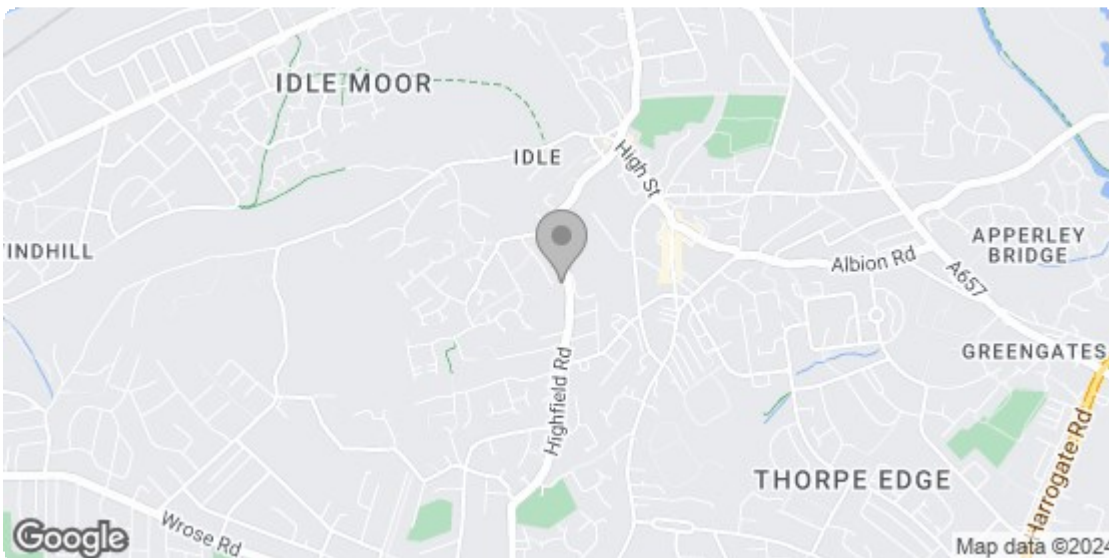


Oaklands, BD10

Approximate Gross Internal Area = 288.7 sq m / 3107 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID989995)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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			

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.

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