



Myers Close, Idle,

Fixed Asking Price £209,995

- * END TOWN HOUSE * THREE BEDROOMS * CUL-DE-SAC LOCATION * GARDENS & PARKING *
- * CLOSE TO LOCAL SCHOOLS & AMENITIES * CLOAKROOM/WC * ENSUITE SHOWER ROOM *
- * VIEWING RECOMMENDED! *

A fantastic opportunity for a young family to purchase this delightful three bedroom end town house. The 'ready to move into' accommodation benefits from gas central heating, upvc double glazing and briefly comprises reception hall, cloakroom/wc, lounge, modern fitted dining kitchen, three first floor bedrooms (master with en-suite shower room) plus house bathroom.

To the outside there are gardens and parking.



Reception Hall

Radiator.

Cloaksroom

Low flush wc, pedestal wash basin and radiator.

Lounge

16'2" x 9'8" (4.93m x 2.95m")

Radiator.

Dining - Kitchen

16'6" x 9'5" (5.03m x 2.87m")

Modern cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven & hob with extractor, plumbing for auto washer/dishwasher, radiator and upvc french doors leading to rear garden.

First Floor Landing

Bedroom One

9'10" x 9'6" (3.00m x 2.90m")

Fitted wardrobes and radiator.

En Suite Shower Room

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

Bedroom Two

14'2" x 9'9" (4.32m x 2.97m)

Radiator.

Bedroom Three

9'7" x 6'5" (2.92m x 1.96m")

Radiator.

Bathroom

Modern three piece white suite comprising panel bath, low flush wc, pedestal wash basin, part tiled and radiator.

Loft

Boarded - Access via pull down ladder.

Exterior

To the outside there is an enclosed garden with patio area and allocated parking.

Directions

From our office in Idle village take the right at the roundabout at the bottom of the High Street onto New Street, turn left onto Myers Close, turn left to stay on Myers Close and the property will shortly be seen displayed via our For Sale board.

Council Tax Band

C

Tenure

FREEHOLD



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 A (92 plus)	91	Very environmentally friendly - lower CO ₂ emissions A (92 plus)	
B (81-91)	79	B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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