



## Sandhill Fold, Idle

£430,000

- \* MODERN DETACHED \* FOUR BEDROOMS \* TWO BATH/SHOWER ROOMS \* CUL-DE-SAC \*
- \* LARGE LANDSCAPED GARDEN \* MODERN FITTED KITCHEN \* BI-FOLDING DOORS \*
- \* POPULAR LOCATION \* INTEGRATED APPLIANCES \* FAMILY HOME \*

Occupying one of the most sought after locations in Idle, is this stunning four bedroomed detached house. The 'ready to move into' property provides fantastic family sized accommodation benefiting from gas central heating and upvc double glazing.

The spacious property briefly comprises reception hall, lounge, dining kitchen, cloakroom/wc, four first floor bedrooms - master bedroom having an en-suite shower room, together with a house bathroom.

To the outside there are landscaped gardens, driveway and a large patio area and garage.

Viewing highly recommended.





### Entrance Hall

With understairs storage having plumbing for auto washer.

### Cloaks/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, radiator, tiled walls.

### Sitting Room

16'9" x 11'7" (5.11m x 3.53m)

With radiator and three double glazed windows.

### Dining Kitchen

17'1" x 15'11" (5.21m x 4.85m)

Modern fitted wall and base units incorporating stainless steel sink unit, tiled splashback, double oven, hob, extractor fan, plate warmer, two radiators, integral fridge/freezer, double glazed window and bi-fold doors to rear.

### First Floor

#### Bedroom One

15'3" max x 11'11" (4.65m max x 3.63m)

With radiator, double glazed window, modern sliding door wardrobe. En-Suite;

#### En Suite Shower Room

Modern three piece suite comprising walk-in shower, low suite wc, wash basin, towel radiator and double glazed window.

#### Bedroom Two

9'10" x 11'6" (3.00m x 3.51m)

With radiator and double glazed window.

#### Bedroom Three

9'9" x 9'4" (2.97m x 2.84m)

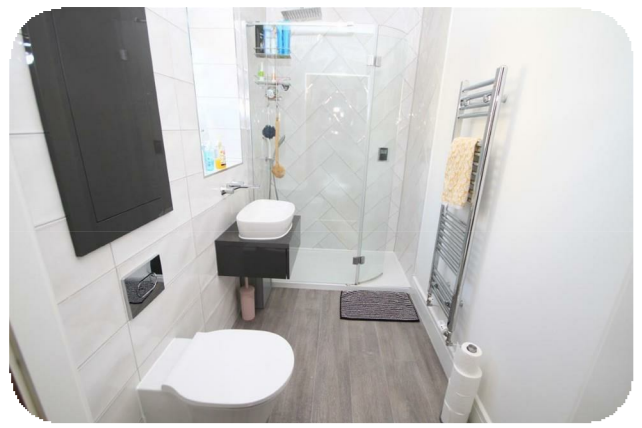
With radiator and double glazed window.

#### Bedroom Four

9'9" x 9'9" (2.97m x 2.97m)

With radiator and double glazed window.





### Bathroom

Modern three piece suite comprising panelled bath with rain shower above, low suite wc, wash basin, towel radiator and double glazed window.

### Exterior

To the outside there are landscaped gardens, driveway and a large patio area and garage.

### 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, take the right up Green Lane and continue for a third of a mile before taking the right onto Sandhill Fold and the property will shortly be seen displayed via our For Sale board.

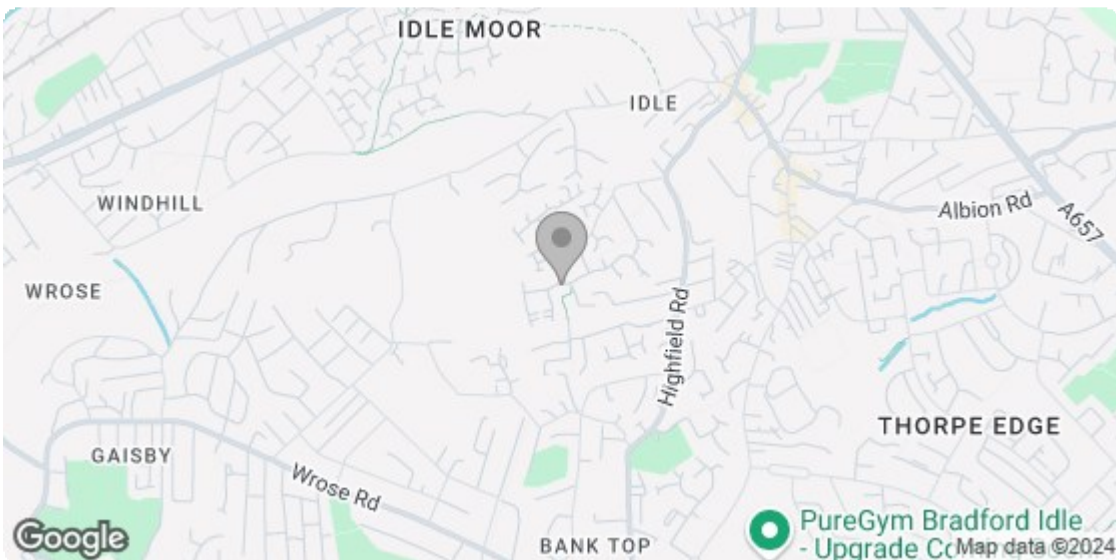
### TENURE

FREEHOLD

### Council Tax Band

F





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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 <sub>2</sub> ) 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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