



Brander Close, Idle

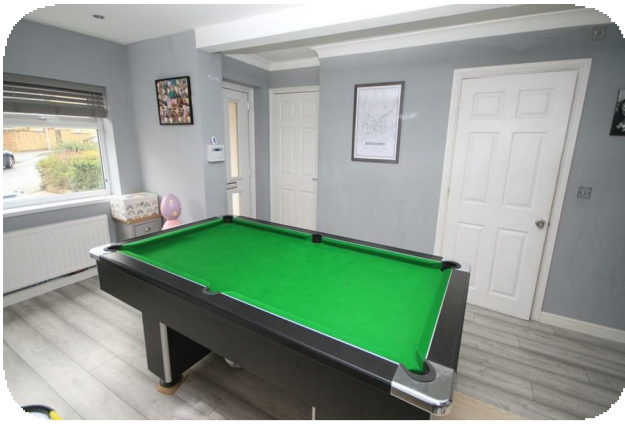
Reduced To £239,950

* FURTHER REDUCED * MOTIVATED SELLER * FURTHER REDUCED *
* MODERN TOWN HOUSE * THREE BEDROOMS * THREE BATH/SHOWER ROOMS * THREE STOREY *
* CUL-DE-SAC * GROUND FLOOR CONVERSION * CLOSE TO SHOPPING COMPLEX * LANDSCAPED GARDEN *

A fantastic opportunity for a young family to purchase this substantial three storey town house.

The garage has been converted into extra living accommodation to provide an open plan sitting/games/play room. The spacious accommodation benefits from gas central heating, upvc double glazing, alarm system and briefly comprises reception hall, open plan sitting room, shower room, utility, bedroom three, first floor lounge and fitted dining kitchen. On the second floor there are two further double bedrooms - both having en-suite facilities. To the outside there is a double driveway to the front and an enclosed patio garden to the rear.





Reception Hall

With store cupboard.

Utility

7'7" x 6' (2.31m x 1.83m)

With stainless steel sink unit, plumbing for auto washer, radiator.

Sitting Room

17'3" x 12'3" (5.26m x 3.73m)

With radiator.

Shower Room

With shower cubicle, low suite wc, wash basin and radiator.

Bedroom Three

9' x 7'9" (2.74m x 2.36m)

With radiator.

First Floor Landing

Kitchen

12'10" x 15'4" (3.91m x 4.67m)

With wall and base units incorporating laminated sink unit, stainless steel oven and hob, plumbing for dishwasher.

Lounge

15'4" x 15'6" (4.67m x 4.72m)

Having a modern electric fire in feature fireplace surround, radiator and Juliet style balcony.

Second Floor

Bedroom One

15'3" narrowing to 9'4" x (4.65m narrowing to 2.84m x)

With radiator and fitted wardrobes. En-Suite bathroom;

En Suite Bathroom

Three piece white suite, part tiled walls.

Bedroom Two

15'5" x 9'9" (4.70m x 2.97m)

With radiator. En Suite shower room;

En Suite Shower Room

Comprising shower cubicle, low suite wc, pedestal wash basin, radiator.





Exterior

To the outside there is parking for tow cars at the front, enclosed landscaped garden to the rear with wood decked patio.

Directions

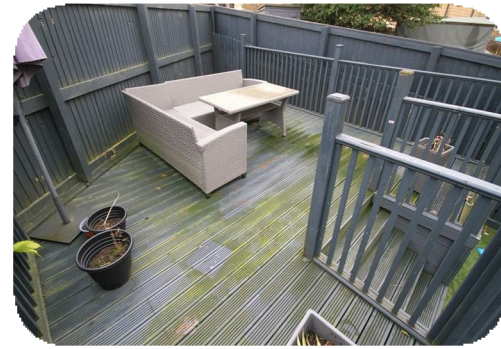
From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, at the end take the right onto Bradford Road, at the Morrisons roundabout then take 3rd exit into Javelin Close, first left onto Brander Close and the property will shortly be seen displayed via our For Sale board.

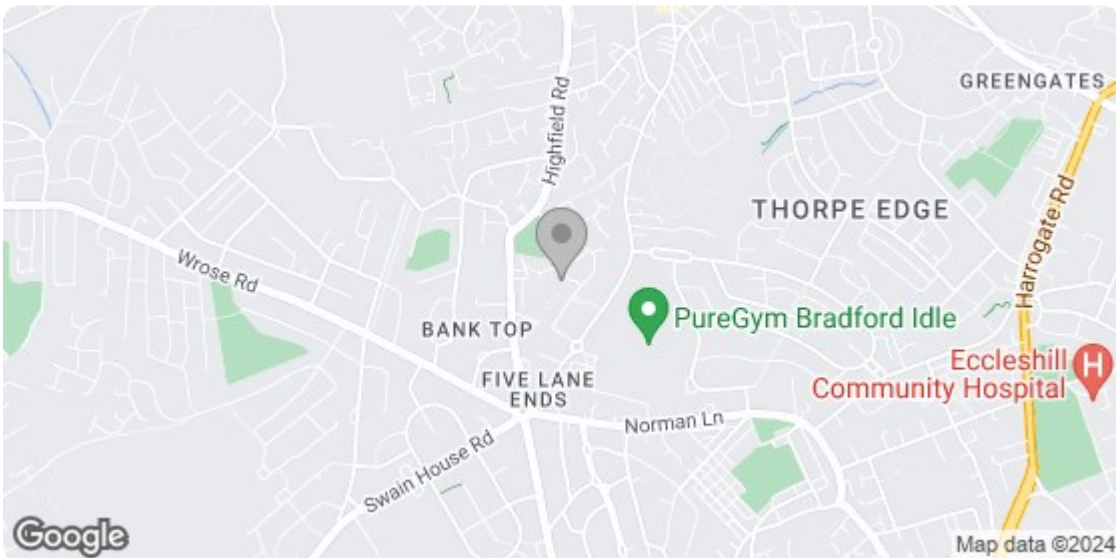
TENURE

FREEHOLD

Council Tax Band

C





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

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



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

