



## Harper Grove, Idle

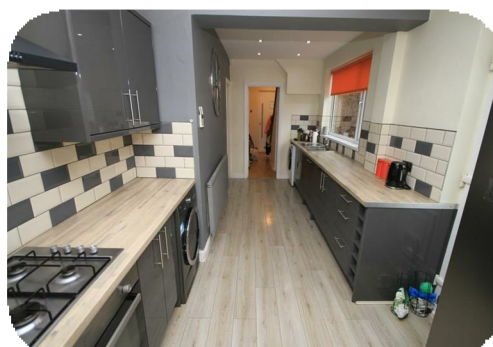
**£280,000**

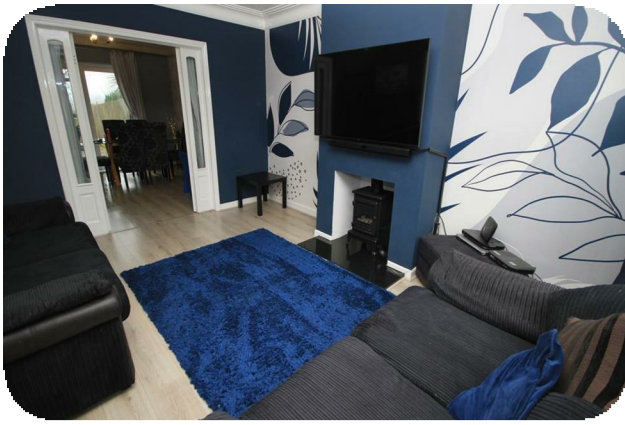
- \* EXTENDED \* SEMI DETACHED \* FOUR BEDROOMS \* TWO RECEPTION ROOMS \*
- \* POPULAR LOCATION \* GARDENS & GARAGE \* MODERN KITCHEN & BATHROOM \*
- \* CLOSE TO HIGHLY REGARDED PRIMARY & SECONDARY SCHOOLS \*

A fantastic opportunity for a growing family to purchase this extended four bedroom semi detached house. Benefits from gas central heating and upvc double glazing.

The spacious accommodation briefly comprises reception hall, lounge, modern grey fitted kitchen, separate dining room, three first floor bedrooms and a modern four piece house bathroom. There is a fourth bedroom to the second floor together with a cloakroom/wc - accessed via 'space saver' paddle style staircase.

To the outside there are good sized gardens, driveway, detached garage and patio.





### Reception Hall

With store cupboard and radiator.

### Lounge

14'9" x 12'1" (4.50m x 3.68m)

With a coal effect gas stove set in chimney breast, radiator.

### Kitchen

19'5" x 7'3" (5.92m x 2.21m)

Modern grey fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, plumbing for dishwasher, part tiled walls, radiator and French doors to rear garden.

### Dining Room

11'4" x 12'7" (3.45m x 3.84m)

With laminated wood floor, radiator and upvc patio doors to rear garden.

### First Floor

#### Bedroom One

14'9" x 11'5" (4.50m x 3.48m)

With radiator and built in wardrobes.

#### Bedroom Two

11'3" x 9'7" (3.43m x 2.92m)

With radiator.

#### Bedroom Three

8'1" x 6'8" (2.46m x 2.03m)

With radiator.

### Bathroom

Four piece modern white suite, tiled walls and heated towel rail.

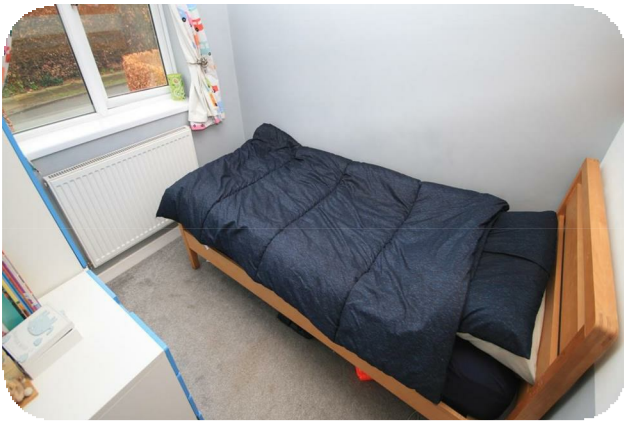
### Second Floor

Accessed via 'space saver' paddle style staircase.

### Cloakroom/WC

With low suite wc and wash basin.





### Bedroom Four

23'5" max x 8'3" (7.14m max x 2.51m)  
With radiator and three velux skylights.

### Exterior

To the outside there is a garden to the front, drive to the side leading to a detached garage, together with an enclosed patio garden to the rear.

### Directions

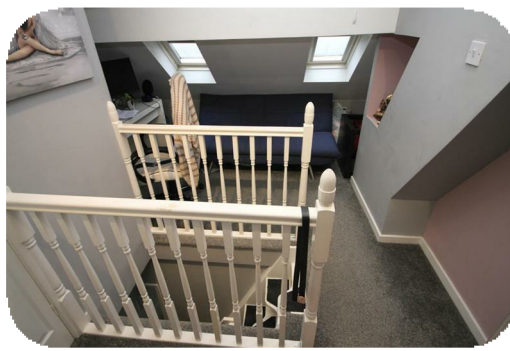
From our office in Idle village proceed to the top of the High Street, here take the right onto Town Lane, right onto Harper Grove and the property will shortly be seen displayed via our For Sale board.

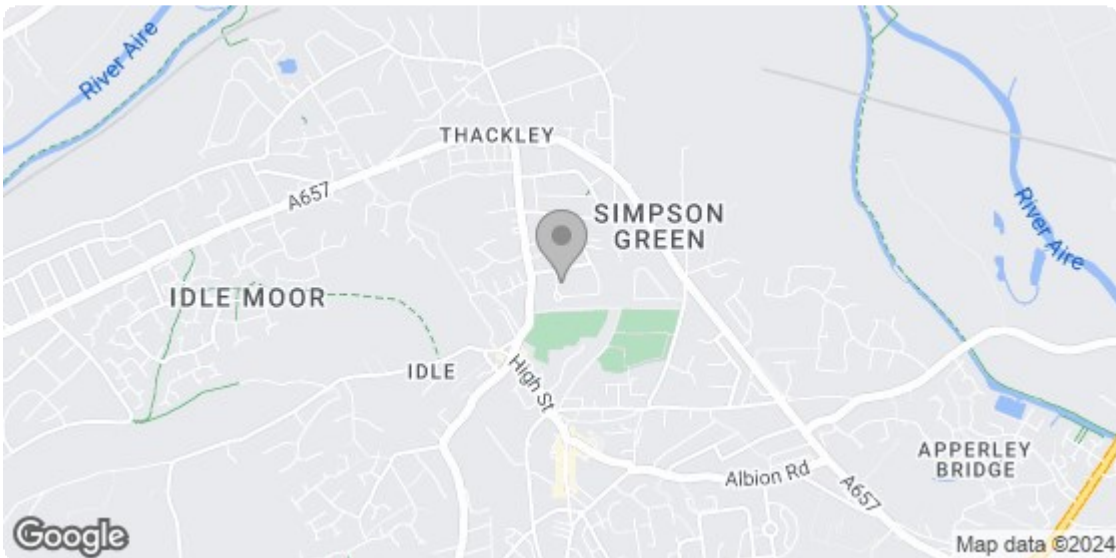
### TENURE

FREEHOLD

### Council Tax Band

D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C		66	
(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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