



Coppice View, Idle, Reduced To £339,000

**** DETACHED HOUSE ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** CONSERVATORY **
** CUL-DE-SAC LOCATION ** MODERN BATHROOM/KITCHEN ** GARDENS ** GARAGE ****

Offering superb 'ready to move into' accommodation on one of the most sought after cul-de-sacs in Idle, is this beautifully presented three bedroom detached house.

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

The well presented accommodation briefly comprises reception hall, lounge, dining room, conservatory, modern fitted kitchen and cloakroom, three first floor bedrooms and a modern house bathroom.

To the outside there are stunning landscaped gardens and a long resin drive leading to a detached garage.

Viewing is highly recommended!



Reception Hall

With oak flooring and radiator.

Cloakroom/WC

With low suite wc, vanity sink unit, tiled walls, heated towel rail.

Lounge

16'5" x 11'7" (5.00m x 3.53m)

Having a coal effect gas fire in feature fireplace surround, radiator, bay window.

Kitchen

11'2" x 8'3" (3.40m x 2.51m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, electric oven and hob, integrated fridge, freezer, dishwasher, part tiled walls and breakfast bar.

Dining Room

9'6" x 7'10" (2.90m x 2.39m)

With radiator and patio doors to conservatory.

Conservatory

8'2" x 8'1" (2.49m x 2.46m)

First Floor Landing

Bathroom

Three piece modern white suite comprising bath, low suite wc, pedestal wash basin, tiled walls and heated towel rail.

Bedroom One

12'10" x 9'4" (3.91m x 2.84m)

With fitted wardrobes, drawers & dresser.

Bedroom Two

10' x 10'3" (3.05m x 3.12m)

With radiator.

Bedroom Three

8' x 6'9" (2.44m x 2.06m)

With radiator.

Loft

Part boarded. Accessed via a pull down ladder.

Exterior

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

Directions

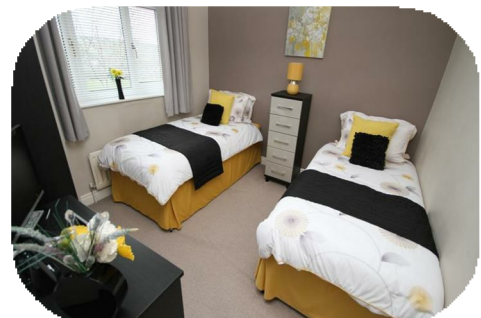
From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street and continue all the way to the top proceeding straight ahead into Westfield Lane, after approx. 1/2 mile take the left onto Coppice View, continue left onto the development and the property will shortly be seen on the left hand side.

TENURE

FREEHOLD

Council Tax Band

D



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 (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
69	83		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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

