



Greycourt Close, Idle,

£275,000

* SEMI DETACHED * THREE/FOUR BEDROOMS * TWO RECEPTION ROOMS * LANDSCAPED GARDENS *
* CUL-DE-SAC * PARKING & GARAGE * FAMILY SIZED * MODERN BATHROOM * CLOSE TO AMENITIES *

A fantastic opportunity for the growing family to purchase this delightful three/four bedroom semi detached house. Benefits from gas central heating, upvc double glazing and alarm system.

The spacious accommodation is over three floors and briefly comprises reception hall, lounge, dining room, kitchen, cloakroom/wc, three first floor bedrooms and a modern four piece house bathroom. To the second floor there is a staircase to an occasional attic room.

To the outside there are landscaped gardens, gate driveway and garage. Viewing is highly recommended.



Reception Hall

With radiator.

Cloakroom/WC

With low suite wc, wash basin, heated towel rail.

Lounge

15'9" x 12'1" (4.80m x 3.68m)

With a coal effect gas fire in feature fireplace surround.

Kitchen

11'4" x 7'6" (3.45m x 2.29m)

With wall and base units incorporating stainless steel sink unit, gas cooker, plumbing for auto washer, radiator.

Dining Room

11'9" x 10'4" (3.58m x 3.15m)

With radiator and upvc French doors to rear garden.

First Floor Landing

Bedroom One

13'2" x 10'6" (4.01m x 3.20m)

With radiator and store cupboard.

Bedroom Two

12' x 10'4" (3.66m x 3.15m)

With radiator.

Bedroom Three

9'2" x 7'7" (2.79m x 2.31m)

With radiator.

Bathroom

Four piece modern white suite comprising bath, shower cubicle, low suite wc, wash basin, tiled walls and heated towel rail.

Second Floor

Occasional Attic Room

15'4" x 10'8" (4.67m x 3.25m)

No Building Regs. With radiator and under eaves storage..

Exterior

To the outside there is a lawned garden to the front, gated drive to the side leading to a detached garage and a landscaped garden to the rear.

Directions

From our office in Idle village take the left onto Idlecroft Rd, turn right onto Ley Fleaks Rd, left onto Highfield Rd, right onto Greycourt Close and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(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		
(15-38) F			(15-38) F		
(1-14) G			(1-14) G		
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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