



Quarry Park, Idle

Reduced £435,000

- * MODERN DETACHED * FOUR BEDROOMS * TWO BATH/SHOWER ROOMS *
- * CUL-DE-SAC LOCATION * LARGE LANDSCAPED GARDEN * BI-FOLD DOORS *
- * MODERN FITTED DINING KITCHEN * GARDEN & GARAGE * IMMACULATE THROUGHOUT *

Occupying one of the most sought after locations in Idle, is this stunning four bedroom modern detached.

The 'ready to move into' property provides fantastic family sized accommodation benefiting from gas central heating, upvc double glazing and includes window shutters and lights fittings.

The spacious property briefly comprises reception hall, lounge, fitted dining kitchen and cloakroom/wc. To the first floor there are four double bedrooms - master bedroom having en-suite shower room, together with house bathroom.

To the outside there are landscaped gardens, driveway and integral garage.





Reception Hall

With radiator.

Lounge

16'9" x 11'8" (5.11m x 3.56m)

With bay window, radiator, modern wood panelling to walls.

Dining Kitchen

15'10" x 11'6" (4.83m x 3.51m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, electric double oven and five ring hob, integrated fridge, freezer, dishwasher, radiator, bi-fold doors to rear garden.

Cloakroom/WC

With low suite wc, wash basin, tiled walls and radiator.

Utility Cupboard

With plumbing for auto washer.

First Floor Landing

Bedroom One

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

With fitted modern wardrobes, radiator and modern wall panelling. En Suite shower room;

En Suite Shower Room

With modern three piece suite, part tiled walls and heated towel rail.

Bedroom Two

10' x 10' (3.05m x 3.05m)

With radiator.

Bedroom Three

10'7" x 9'11" (3.23m x 3.02m)

With modern fitted wardrobes.

Bedroom Four

9'10" x 9' (3.00m x 2.74m)

With radiator.

Bathroom

Modern white three piece suite, heated towel rail.





Loft

Accessed via a pull down ladder.

Exterior

To the outside there is a double driveway leading to an integral garage, enclosed lawned garden and sunken patio 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 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, proceed up Sandhill Fold onto the new development before taking the left onto Quarry Park where the property will be seen displayed via our For Sale board.

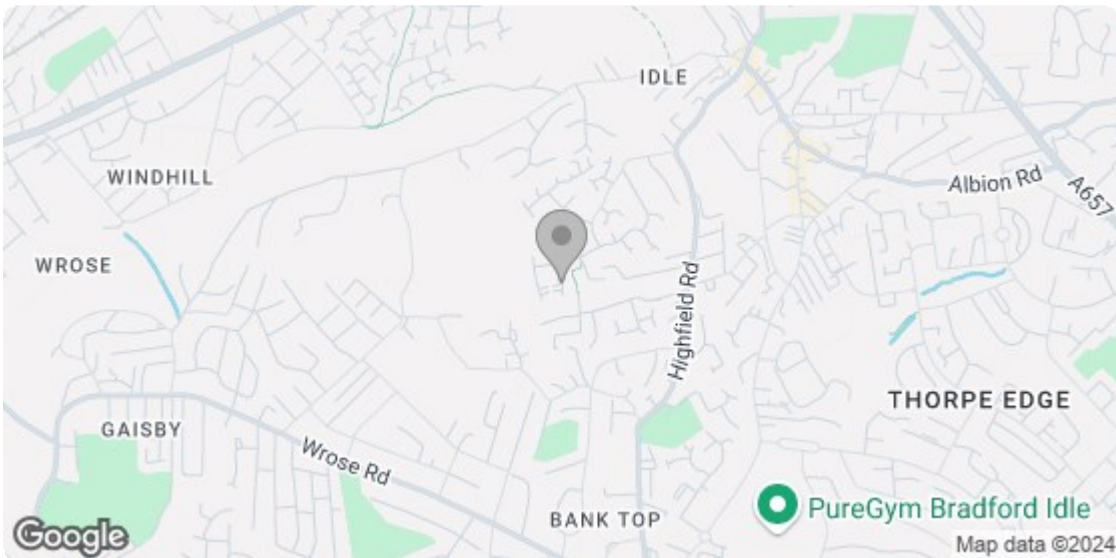
TENURE

FREEHOLD

Council Tax Band

F





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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 (CO₂) 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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