



Sandhill Fold, Idle

£450,000

- * MODERN DETACHED * FOUR BEDROOMS * ROSEBURY STYLE * POPULAR LOCATION *
- * TWO BATH/SHOWER ROOMS * BI-FOLD DOORS * STUNNING OPEN PLAN LIVING/KITCHEN/DINING *
- * INTEGRAL GARAGE * GARDENS * DRIVEWAY * MODERN INTEGRATED APLIANCES * TRUE FAMILY HOME *

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

The 'ready to move into' property provides fantastic family sized accommodation benefiting from gas central heating, upvc double glazing and alarm system.

The spacious property briefly comprises reception hall, cloakroom/wc, lounge, modern fitted kitchen with open plan sitting and dining area, plus utility room. To the first floor there are four good sized bedrooms - master bedroom having en-suite shower room, together with a modern house bathroom with white suite.

To the outside there are landscaped gardens adjoining open fields, together with driveway and an integral garage.





Reception Hall

With radiator.

Cloakroom/WC

With low suite wc, hand basin, tiled walls, radiator.

Lounge

15'8" x 9'8" (4.78m x 2.95m)

With bay window, radiator.

Kitchen

11'4" x 16'8" (3.45m x 5.08m)

Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, double oven, hob, integrated fridge, freezer, dishwasher, central island, upvc French doors to rear garden, radiator.

Sitting Room

10'6" x 16'9" (3.20m x 5.11m)

With bi-fold doors and radiator.

Utility

6'2" x 4'8" (1.88m x 1.42m)

With wall and base units incorporating stainless steel sink unit, plumbing for auto washer, access to integral garage.

First Floor Landing

With radiator and linen cupboard.

Bedroom One

13'3" x 11'10" (4.04m x 3.61m)

With radiator and fitted wardrobes. En-Suite Shower Room;

En Suite Shower Room

Three piece modern white suite, part tiled walls and radiator.

Bedroom Two

9'1" x 14'6" (2.77m x 4.42m)

With radiator.

Bedroom Three

11'6" x 10'2" (3.51m x 3.10m)

With radiator.





Bedroom Four

12'5" x 7'5" (3.78m x 2.26m)

With radiator.

Bathroom

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

Exterior

To the outside there is a garden, parking and integral garage to the front, together with a lawned and 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 and the property will shortly be seen displayed via our For Sale board.

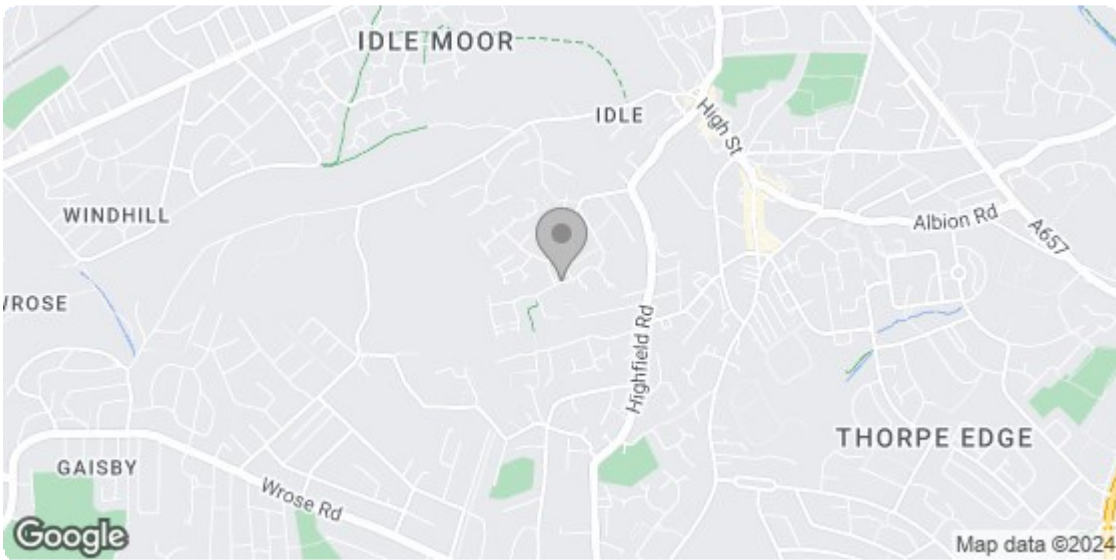
TENURE

FREEHOLD

Council Tax Band

F





| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | 85 | |
| (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 (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

