



Briarfield Grove, Idle

£419,250

* DETACHED BUNGALOW * FOUR BEDROOMS * TWO/THREE RECEPTION ROOMS *
* CONSERVATORY * LANDSCAPED GARDENS * DESIRABLE LOCATION * CORNER PLOT *
* DRIVEWAY & GARAGE * MODERN FIXTURES & FITTINGS *

A fantastic opportunity to purchase this very well presented four bedroom true bungalow.

Occupying a much sought after cul-de-sac location and benefiting from mostly upvc double glazing, gas central heating and alarm system.

The spacious accommodation is set over two floors and briefly comprises entrance porch, lounge, modern fitted kitchen, conservatory, dining room, three ground floor bedrooms - one having en-suite shower room, plus house bathroom, together with two dormer rooms to the second floor.

To the outside there are landscaped gardens surrounding the property, together with ample parking and an oversized garage.

Viewing is highly recommended.





Entrance Porch

Reception Hall

Lounge

16'8" x 20'1" (5.08m x 6.12m)

L Shaped. Having a modern electric fire with feature surround, radiator.

Kitchen

18'1" x 9'8" (5.51m x 2.95m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, gas hob, double oven, part tiled walls and radiator.

Conservatory

12'7" x 11'8" (3.84m x 3.56m)

With radiator and upvc French doors to rear garden.

Dining Room

8'7" x 11'7" (2.62m x 3.53m)

With radiator.

Inner Hallway

With radiator.

Bedroom One

13'10" x 16'8" (4.22m x 5.08m)

With fitted wardrobes, drawers & dresser, radiator. En-Suite shower room;

En Suite Shower Room

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

Bathroom

Modern white three piece suite comprising corner bath, sink unit, low suite wc, heated towel rail.

Bedroom Two / Sitting Room

19'3" x 8'6" (5.87m x 2.59m)

With laminated wood floor and two radiators.

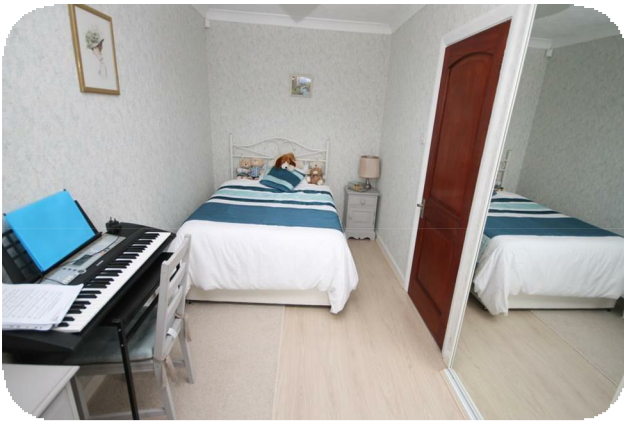
Bedroom Three

15'1" x 7'8" (4.60m x 2.34m)

With fitted wardrobes and radiator.

First Floor





Attic Room One / Bedroom Four

8'8" x 16'7" (2.64m x 5.05m)

With two radiators. Access to Attic Room Two/Bedroom Five.

Attic Room Two / Bedroom Five

21'6" x 9'3" (6.55m x 2.82m)

Exterior

To the outside there are well stocked landscaped gardens surrounding the property with several patio/seating areas, together with a gated driveway leading to an attached garage.

Directions

From our office in Idle village continue straight up the High St, at the top turn left onto Highfield Rd, after 0.6 mile turn right onto Briarfield Ave, turn left onto Briarfield Grove and the property will be seen on the right hand side.

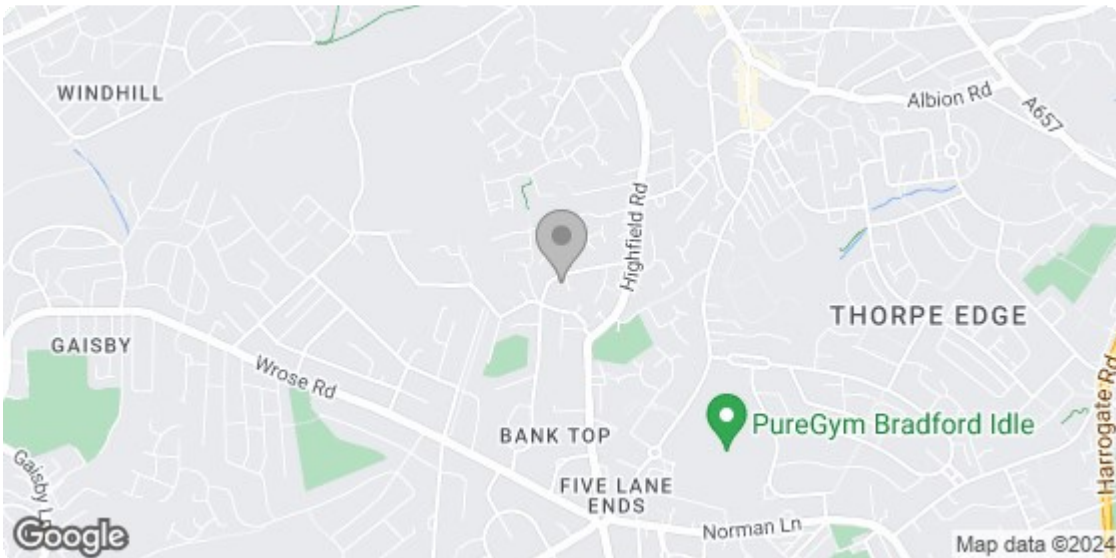
TENURE

FREEHOLD

Council Tax Band

E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(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.

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

