



## Greencroft Close, Idle

**£299,950**

- \* EXTENDED MODERN DETACHED \* THREE/FOUR BEDROOMS \* EXCLUSIVE CUL-DE-SAC \*
- \* STUNNING LIVING/DINING/SITTING ROOM \* EN-SUITE SHOWER ROOM \*
- \* LANDSCAPED GARDENS \* DOUBLE DRIVE \*

A fantastic opportunity for a family to purchase this delightful three/four bedroom extended detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, cloakroom/wc, lounge, large open plan fitted kitchen/diner/sitting room. The garage has been converted to provide a further reception room/bedroom four. To the first floor there are three bedrooms - master bedroom having an en-suite shower room, together with house bathroom.

To the outside there is a double drive and a landscaped rear garden.





## Reception Hall

## Cloakroom/WC

With low suite wc, wash basin and radiator.

## Lounge

13'2" x 10'9" (4.01m x 3.28m)

With store cupboard, radiator, laminated wood floor and French doors to the Living/Dining Kitchen;

## Living/Dining Kitchen

22'8" narrowing to 17'10" x 17'9" (6.91m narrowing to 5.44m x 5.41m)

Modern cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel range style cooker, integrated dishwasher, plumbing for auto washer, part tiled walls and radiator.

## Sitting Room / Bedroom Four

16'5" x 7'9" (5.00m x 2.36m)

With radiator.

(No building regs - conversion completed 12 years ago)

## First Floor

### Bedroom One

10'6" x 11'3" (3.20m x 3.43m)

With radiator. En-Suite Shower Room;

### En Suite Shower Room

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

### Bedroom Two

11'6" x 10'9" (3.51m x 3.28m)

With store cupboard.

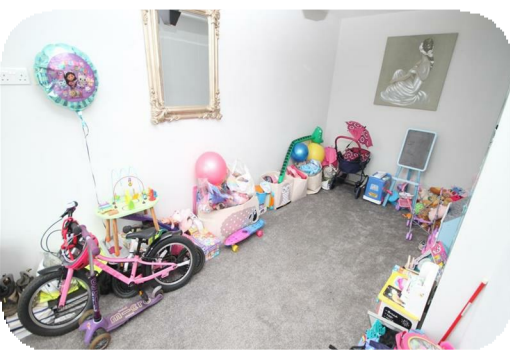
### Bedroom Three

10'1" x 6'4" (3.07m x 1.93m)

With radiator.

## Bathroom

Three piece modern white suite, tiled walls.







### Exterior

To the outside there is a double drive to the front and an enclosed rear landscaped garden with wood decked patio.

### Directions

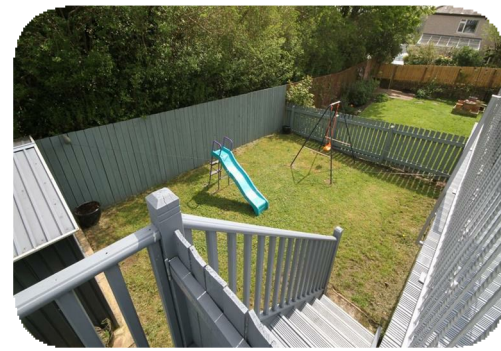
From our office in Idle village proceed straight ahead at the bottom of the High Street and continue to the top, here take the left onto Highfield Road, take the right onto Green Lane, left onto Croftlands, left onto Greencroft Close and the property will shortly be seen displayed via our For Sale board.

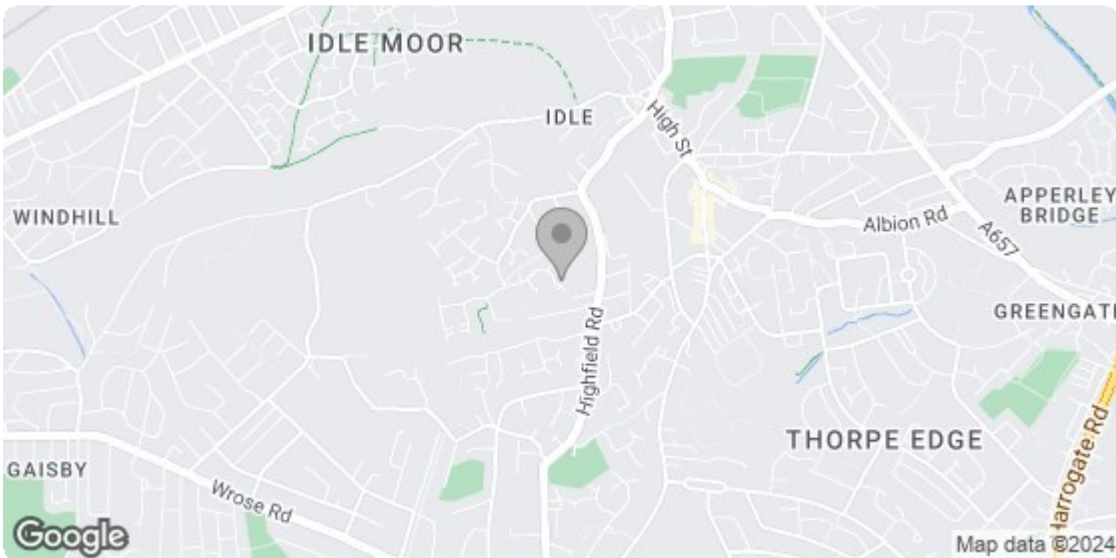
### TENURE

FREEHOLD

### Council Tax Band

D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			

**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](mailto:idle@sugdensesstates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)

website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)



Sugdén Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

