



Holt Gardens, Idle

£450,000

- * DETACHED HOUSE * FOUR DOUBLE BEDROOMS * SOUGHT AFTER CUL-DE-SAC SETTING *
- * MODERN CREAM LIVING/DINING KITCHEN * CONSERVATORY * EN-SUITE SHOWER ROOM *
- * STUNNING LANDSCAPED GARDENS * LOVELY FAMILY HOME *

A fantastic opportunity for the growing family to purchase this executive four bedroom detached house. The 'ready to move into' property benefits from gas central heating, upvc double glazing and alarm system. Occupying one of the most sought after locations in Idle with good sized manicured gardens and ample driveway parking.

Internal viewing is an absolute must!!!





Reception Hall

With radiator.

Lounge

17'11" x 10'8" (5.46m x 3.25m)

Having a modern log effect gas fire, radiator.

Living/Dining Kitchen

27' x 9'3" (8.23m x 2.82m)

Modern cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel double oven, hob and microwave, integrated fridge, freezer, dishwasher, auto washer, two radiators.

Cloakroom/WC

With low suite wc and wash basin.

Conservatory

9'7" x 12' (2.92m x 3.66m)

With two radiators, upvc French doors to rear garden.

First Floor Landing

Bedroom One

13'3" x 10'5" (4.04m x 3.18m)

With built in wardrobes, drawers and dresser, radiator. En-Suite Shower Room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, part tiled walls.

Bedroom Two

13'3" x 9'4" (4.04m x 2.84m)

With built in wardrobes and radiator.

Bedroom Three

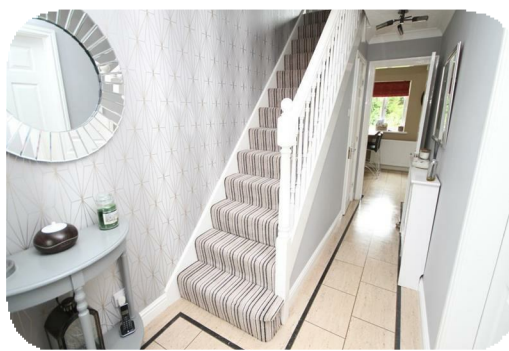
9'6" x 9'4" (2.90m x 2.84m)

With built in wardrobes and radiator.

Bedroom Four

11'10" x 9'7" (3.61m x 2.92m)

With built in wardrobes and radiator.





Bathroom

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

Exterior

To the outside there is parking for four cars leading to an integral garage, together with stunning landscaped gardens to the rear.

Directions

From our office in Idle village proceed straight ahead up the High Street, continue straight onto Westfield Ln, turn left onto Coppice View, turn right to stay on Coppice View, right onto Holt Gardens and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

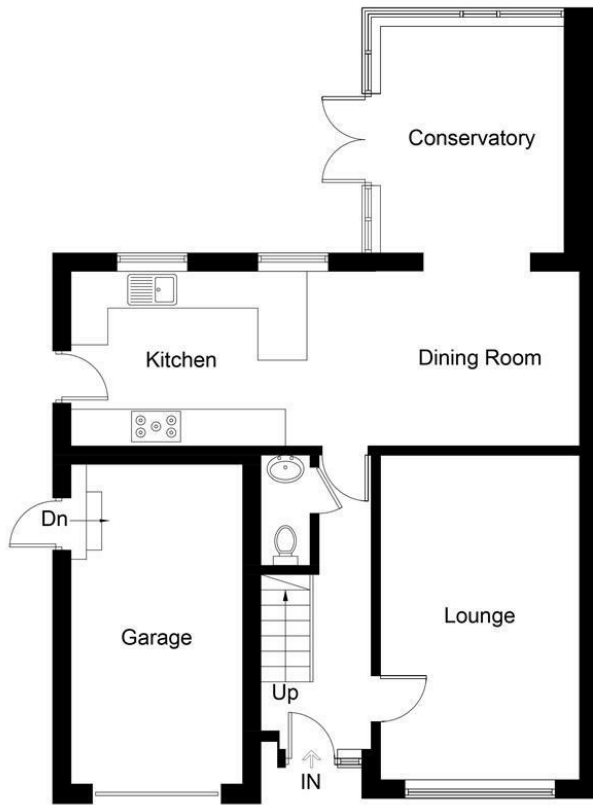
Council Tax Band

E

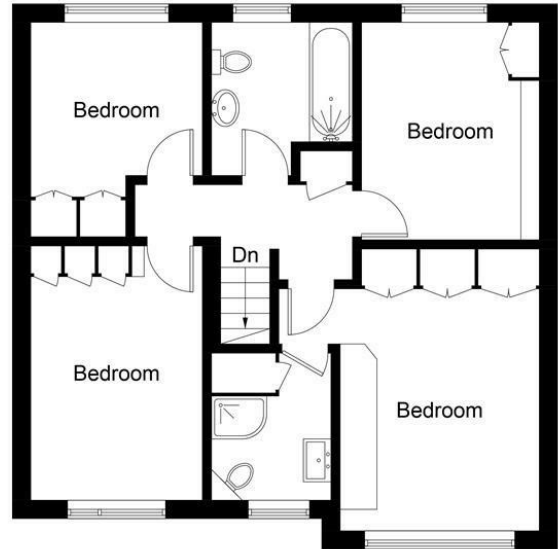


Holt Gardens, BD10

Approximate Gross Internal Area = 129.9 sq m / 1398 sq ft
 Garage = 15.8 sq m / 170 sq ft
 Total = 145.7 sq m / 1568 sq ft

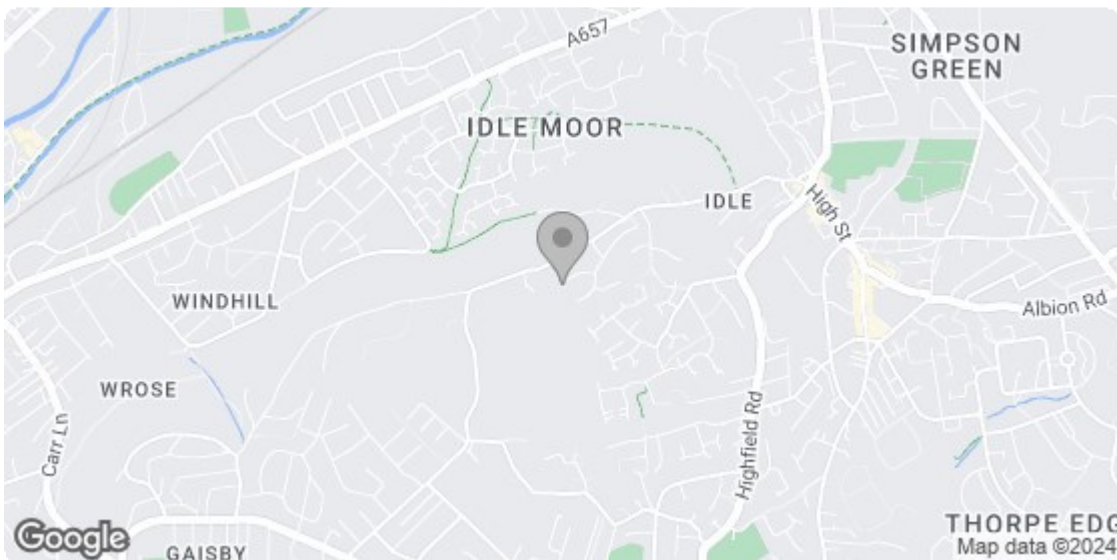


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1094479)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(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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