



**The Grove, Idle,**  
**Reduced To £210,000**

\* STONE TERRACE \* FIVE BEDROOMS \* TWO RECEPTION ROOMS \* NO CHAIN \*  
\* DESIRABLE LOCATION \* FAMILY SIZED \*

Situated close to Idle village on a sought after cul-de-sitting, is this substantial five bedroom stone built terrace. Available with no onward chain and benefits from upvc double glazing and part gas central heating. The spacious accommodation is set over three floors and briefly comprises reception hall, lounge, sitting room, kitchen, three first floor bedrooms and a wet room, to the second floor there are two further attic bedrooms. To the outside there is a garden area to the rear.



## Reception Hall

With radiator.

## Lounge

16' x 14'4" (4.88m x 4.37m)

With a coal effect gas fire in feature fireplace surround, bay window, radiator.

## Kitchen

19'8" x 9'5" (5.99m x 2.87m)

With wall and base units incorporating stainless steel sink unit, electric oven and hob, plumbing for auto washer, two radiators, upvc French doors to rear garden.

## Sitting Room

14'4" x 10'11" (4.37m x 3.33m)

With feature fireplace.

## Cellar

## First Floor

### Wet Room

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

### Bedroom One

13'4" x 14'7" (4.06m x 4.45m)

### Bedroom Two

14'4" x 13' (4.37m x 3.96m)

Radiator.

### Bedroom Three

8'10" x 6'5" (2.69m x 1.96m)

## Second Floor

### Bedroom Four

12'2" x 9'9" (3.71m x 2.97m)

### Bedroom Five

12'2" x 8'2" (3.71m x 2.49m)

## Directions

From our office in Idle village take the left onto Idlecroft Rd, at the end take the left onto Bradford Rd, right onto The Grove and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
[92-100] A		[82 plus] A	
[81-91] B		[61-81] B	
[69-80] C		[51-60] C	
[55-68] D		[39-50] D	
[39-54] E		[29-38] E	
[13-38] F		[11-28] F	
[1-12] G		[1-10] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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