



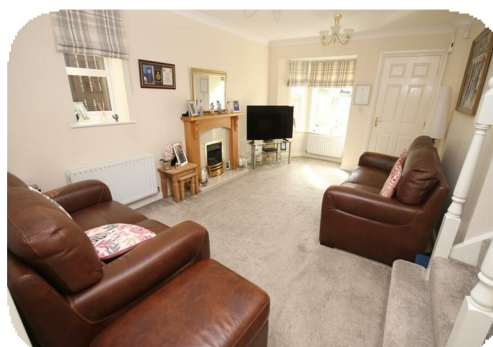
Summerley Court, Idle

£279,950

- * DETACHED * THREE BEDROOMS * CONSERVATORY * TWO BATH/SHOWER ROOMS *
- * CUL-DE-SAC LOCATION * PARKING & GARAGE * CLOSE TO IDLE VILLAGE *
- * MODERN KITCHEN & BATHROOM * LOVELY GARDENS *

Providing 'ready to move into' accommodation, is this delightful three bedroom detached house. Benefits from gas central heating, upvc double glazing and alarm system.

Very well presented throughout and briefly comprises entrance hall, cloakroom/wc, lounge, modern fitted dining kitchen, conservatory, three first floor bedrooms - master bedroom having en-suite shower room, plus modern fitted house bathroom. To the outside there are gardens, driveway and garage.





Entrance Hall

Cloakroom/WC

With low suite wc, wash basin and radiator.

Lounge

19'1" x 11'6" (5.82m x 3.51m)

With a coal effect gas fire in feature fireplace surround, two radiators.

Dining Kitchen

20' x 7'8" (6.10m x 2.34m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven, hob, microwave, fridge freezer, auto washer, part tiled walls, radiator and French doors to rear garden.

Conservatory

12'6" x 9'7" (3.81m x 2.92m)

With oak flooring and upvc French doors to rear garden.

First Floor Landing

With radiator.

Bedroom One

10'4" x 9' (3.15m x 2.74m)

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

En Suite Shower Room

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

Bedroom Two

11'4" max narrowing to 8'9" x 8'8" (3.45m max narrowing to 2.67m x 2.64m)

With radiator.

Bedroom Three

8' x 10'5" (2.44m x 3.18m)

With built in wardrobes and radiator.

Bathroom

Modern three piece white suite, radiator.





Exterior

To the outside there are gardens, driveway and garage.

Directions

From our office in Idle village take the left at the roundabout onto Idlecroft Road, at the end take the right onto Bradford Road, turn right onto Summerley Ct and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

D

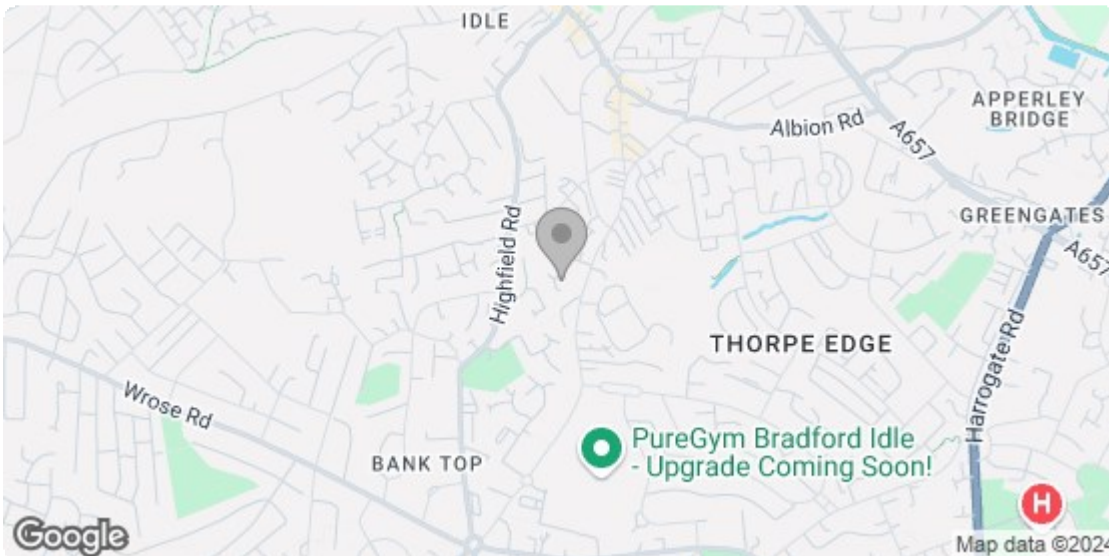


Summerley Court, BD10

Approximate Gross Internal Area = 100.7 sq m / 1084 sq ft
 Garage = 15.4 sq m / 166 sq ft
 Total = 116.1 sq m / 1250 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1113330)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		72
(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.

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