



Evesham Grove, Idle

£247,000

*** LINK DETACHED * CUL-DE-SAC LOCATION * REAR VIEWS * FAMILY HOME *
* PARKING * GARDENS * GARAGE * MODERN BATHROOM ***

A fantastic opportunity for a young family to purchase this delightful three bedroom link detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises entrance porch, reception hall, cloakroom, lounge, breakfast kitchen, dining area, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens, parking and garage.





Entrance Porch

Cloakroom/WC

With low suite wc, wash basin, radiator.

Entrance Hall

With radiator.

Lounge

14'9" extending to 16'4 x 11'9" (4.50m extending to 4.98m x 3.58m)

Having a coal effect gas fire in feature fireplace surround, radiator, upvc patio doors to rear garden.

Dining Kitchen

8'3" x 14'8" (2.51m x 4.47m)

Medium oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, plumbing for dishwasher, radiator and access to integral garage.

Dining Area

8'2" x 8'6" (2.49m x 2.59m)

With radiator.

Integral Garage

With power & light. Space ideal for extension, both single storey or double, subject to relevant planning permissions.

First Floor

Bedroom One

11'10" x 13'1" (3.61m x 3.99m)

With fitted wardrobes & drawers, radiator.

Second Floor

Bedroom Two

9'9" x 8'3" (2.97m x 2.51m)

With fitted wardrobes & drawers, radiator.





Bedroom Three

6'1" x 9' (1.85m x 2.74m)

With radiator and fitted wardrobe.

Bathroom

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

Exterior

To the outside there is parking to the front leading to garage, together with a lawned and bedded garden to the rear.

Directions

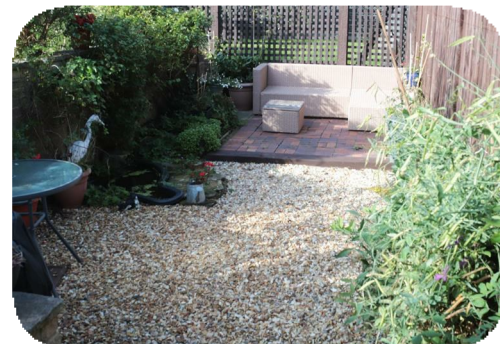
From our office in Idle village proceed straight ahead up the High Street, at the top take the left onto left onto Highfield Rd, turn left onto Wendron Way, right onto Evesham Grove and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

D



Evesham Grove, BD10

Approximate Gross Internal Area = 114.2 sq m / 1229 sq ft
(Including Garage)

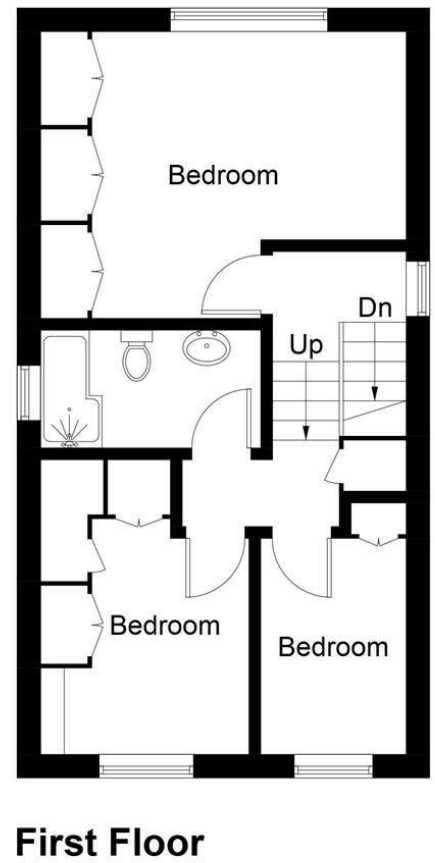
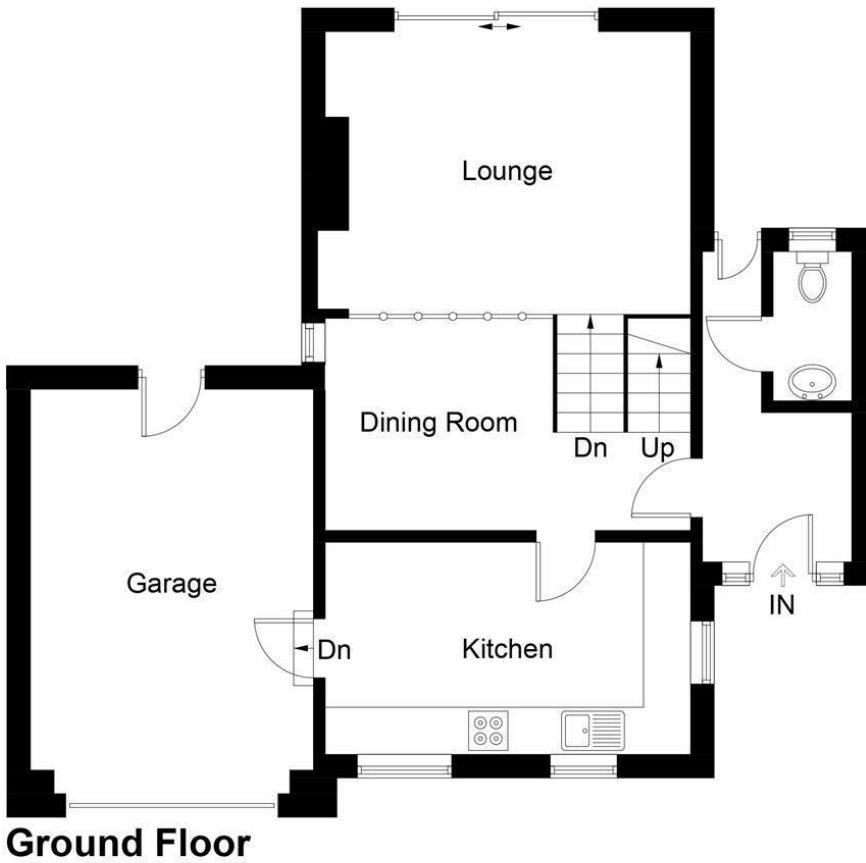
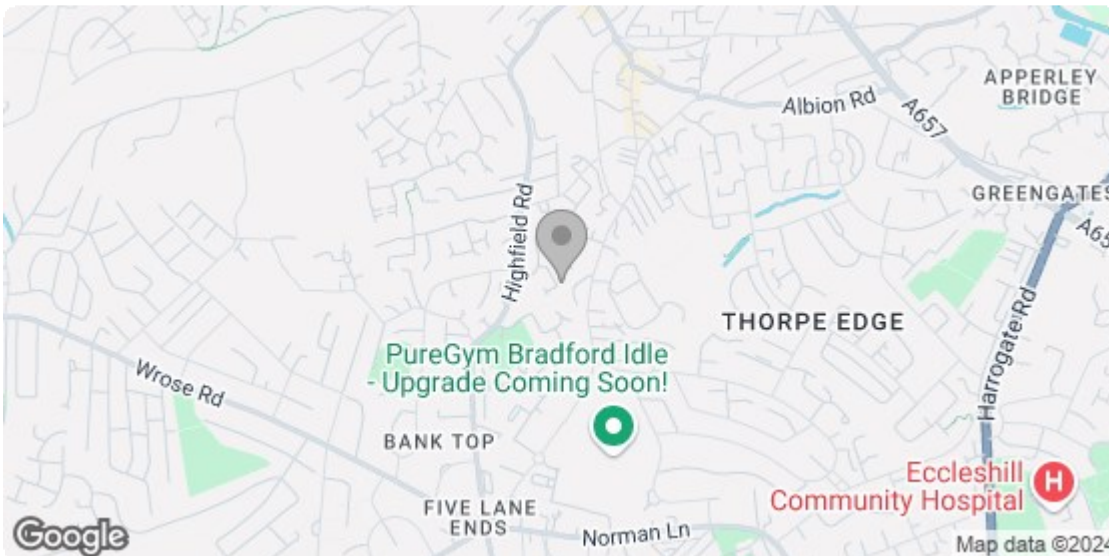


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1116091)



| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | | |
| (55-68) D | 60 | |
| (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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