



Brander Close, Idle

£225,000

* SEMI DETACHED * THREE STOREY * THREE BEDROOMS * THREE BATH/SOWER ROOMS *

* ADJOINING SCHOOL PLAYING FIELDS * AMPLE PARKING * CUL-DE-SAC LOCATION *

Offering family sized accommodation over three floors, is this delightful three bedroom semi detached house.

Benefits from gas central heating and upvc double glazing.

The spacious accommodation briefly comprises reception hall, utility, shower room, third bedroom, first floor lounge and dining kitchen, together with two first bedrooms to the second floor - both having en-suite bath/shower rooms.

To the outside there are gardens and ample parking.





Reception Hall

With access to integral garage.

Utility

With stainless steel sink unit and plumbing for auto washer.

Shower Room

Three piece suite and radiator.

Bedroom Three

8'9" x 7'9" (2.67m x 2.36m)

With radiator.

First Floor

Lounge

15'4" x 15'4" (4.67m x 4.67m)

With laminated wood floor, radiator and Juliet style balcony.

Dining Kitchen

15'3" x 13' (4.65m x 3.96m)

Medium oak effect fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, radiator.

Second Floor Landing

Bedroom One

15'1" max x 13'8" max (4.60m max x 4.17m max)

With fitted wardrobes and radiator. En-Suite Bathroom;

En Suite Bathroom

Three piece white suite, part tiled walls.

Bedroom Two

15'3" x 9'10" (4.65m x 3.00m)

With fitted wardrobes and radiator. En Suite Shower Room;

En Suite Shower Room

Three piece suite.





Exterior

To the outside there is ample parking to the front, low maintenance gravel garden to the rear with decking area.

Directions

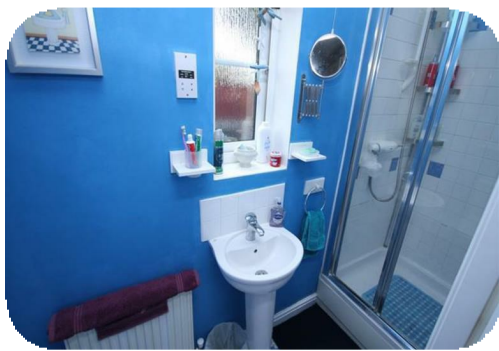
From our office in Idle village take the left at the roundabout onto Idlecroft Road, at the end take the right onto Bradford Road, at the Morrisons roundabout take the 3rd exit onto Javelin Cl, turn right to stay on Javelin Cl, left onto Brander Close.

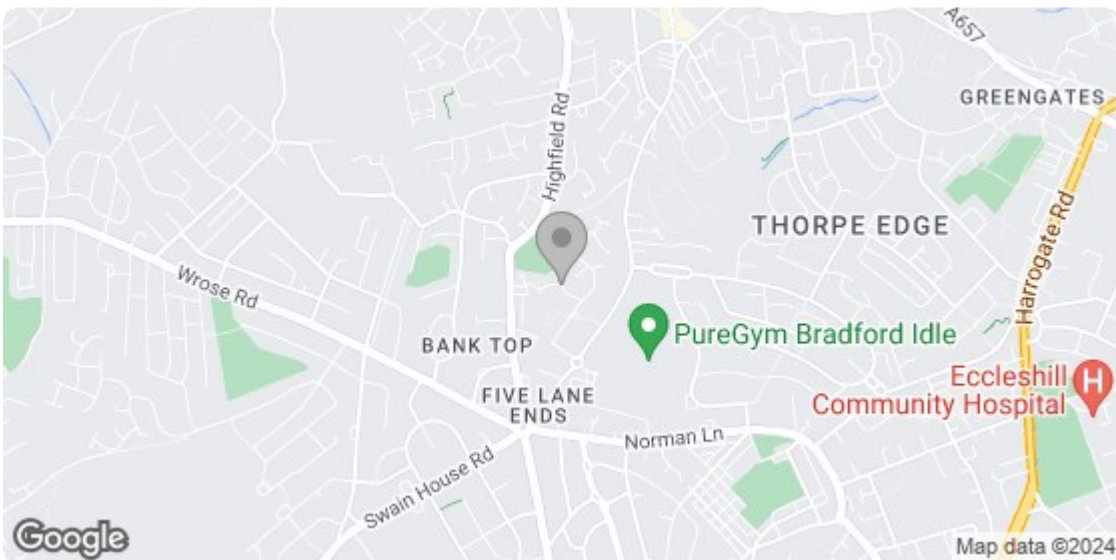
TENURE

FREEHOLD

Council Tax Band

C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	75	
(69-80) C		
(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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk



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

