



## Bradford Road, Idle,

**£225,000**

**\*\* DOUBLE FRONTED STONE PROPERTY \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\*  
\*\* MODERNISED \*\* CLOSE TO VILLAGE \*\* FRONT GARDEN \*\* NEW CARPETS \*\*  
\*\* NO CHAIN \*\***

Offering family sized accommodation and available with vacant possession is this characterful double fronted house.

Benefits from gas central heating, UPVC double glazing and briefly comprises entrance, cloakroom, lounge, sitting room, modern fitted kitchen, useful cellar space, three first floor bedrooms and a modern shower room.

To the outside there is a front garden and a rear yard.



### Entrance Hall

### Cloakroom

Low flush WC and hand wash basin.

### Lounge

14'6 x 12'8 (4.42m x 3.86m)

Solid fuel burner set into chimney breast. Two central heating radiators and Upvc French doors leading to front garden.

### Kitchen

15'3 x 8'6 (4.65m x 2.59m)

Modern fitted kitchen with wall and base units with work surface over. Stainless Steel sink and drainer, Stainless Steel oven and hob with splashback and extractor fan over. Exposed Stone flooring and central heating radiator.

### Sitting Room

12'9 x 12'2 (3.89m x 3.71m)

Gas central heating radiator.

### Cellar

Ideal for storage.

### First Floor Landing

Central heating radiator.

### Bedroom One

12'7 x 14'5 (3.84m x 4.39m)

Central heating radiator.

### Bedroom Two

10'10 x 12'6 (3.30m x 3.81m)

Central heating radiator.

### Bedroom Three

8'2 x 8'9 (2.49m x 2.67m)

Central heating radiator.

### Shower Room

Modern white three piece suite comprising of; low flush WC, hand wash basin and shower cubicle. Heated towel rail and tiled walls.

### External

Garden to the front with mature shrubs. Yard to the rear.

### Council Tax

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### Directions

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



**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.

