



Simpson Grove, Idle,

£250,000

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * CUL-DE-SAC *
* REAR VIEWS * GARDENS & GARAGE * SOUGHT AFTER LOCATION *

A fantastic opportunity for a growing family to purchase this delightful three bedroom semi detached house. Occupying a desirable cul-de-sac location and benefits from both gas central heating and upvc double glazing. The accommodation briefly comprises reception hall, lounge, dining room, light oak effect fitted kitchen, bathroom, three first floor bedrooms and an en-suite wc.

To the outside there are are gardens to both front and rear, with a driveway to side leading to a detached garage.



Reception Hall

With store cupboard and radiator.

Lounge

17' x 11' (5.18m x 3.35m)

With gas fire in feature fireplace surround, radiator and French doors to dining room.

Dining Room

11'7" x 11' (3.53m x 3.35m)

With radiator and upvc French doors to rear garden.

Kitchen

Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas cooker, plumbing for auto washer.

Bathroom

Three piece suite.

First Floor Landing

With store cupboard.

Bedroom One

12' x 11'1" (3.66m x 3.38m)

With fitted wardrobes and radiator.

Bedroom Two

10' x 9' (3.05m x 2.74m)

With radiator. En-Suite WC;

En Suite WC

With wc and wash basin.

Bedroom Three

10'9" x 9' (3.28m x 2.74m)

With radiator.

Exterior

Garden to front with driveway to the side leading to a detached garage, together with an enclosed lawn garden to rear.

Directions

From our office in Idle village at the roundabout take the 3rd exit onto New St, continue onto Apperley Rd, at the bottom take the sharp left onto Leeds Rd/A657, turn right onto Simpson Grove, left to stay on Simpson Grove and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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