



## Bradford Road, Idle

**£300,000**

- \* STONE DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* AMPLE PARKING \*
- \* MODERN DINING KITCHEN \* LARGE GARDENS \* TWO BATH/SHOWER ROOMS \*
- \* CONVERTED DOUBLE GARAGE/STUDIO OVER TWO FLOORS \*

Offering fantastic family sized accommodation close to Idle village, is this substantial stone built detached residence. Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, sitting room, modern white fitted dining kitchen, shower room, three first floor bedrooms and a modern house bathroom with white suite. To the outside there are extensive lawned and patio gardens with ample off-road parking and a partially converted double garage (currently a ground floor games room/gym/office and a first floor studio).







### Entrance Hall

With radiator.

### Shower Room

Three piece suite, tiled walls and heated towel rail.

### Lounge

12'9" x 11'1" (3.89m x 3.38m)

With laminated wood floor, radiator.

### Dining Kitchen

12'5" x 10'6" (3.78m x 3.20m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, radiator.

### Sitting Room

13'3" x 11'9" (4.04m x 3.58m)

With a coal effect gas fire in ornate feature fireplace surround, radiator.

### First Floor Landing

With radiator and office area/space.

### Bedroom One

12'10" x 11'3" (3.91m x 3.43m)

With radiator.

### Bedroom Two

12'9" x 9'5" (3.89m x 2.87m)

With fitted wardrobes and radiator.

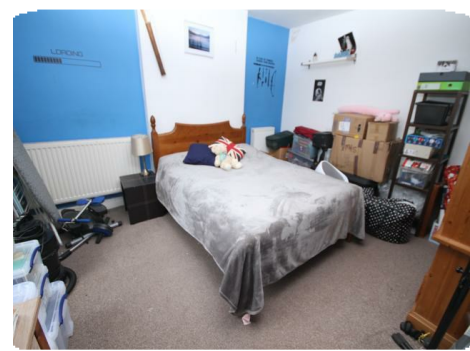
### Bedroom Three

7'2" x 6'9" (2.18m x 2.06m)

With radiator.

### Bathroom

Three piece modern white suite, part tiled walls and radiator.





### Double Garage

20'5" x 19'2" (6.22m x 5.84m)

With power and light. Access to first floor studio;

### Garage First Floor/Studio

20'5" x 19'2" (6.22m x 5.84m)

With power, light and water supply. (Could be converted into several uses - subject to relevant planning consents).

### Exterior

To the outside there are good sized mature gardens and parking.

### Directions

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

### TENURE

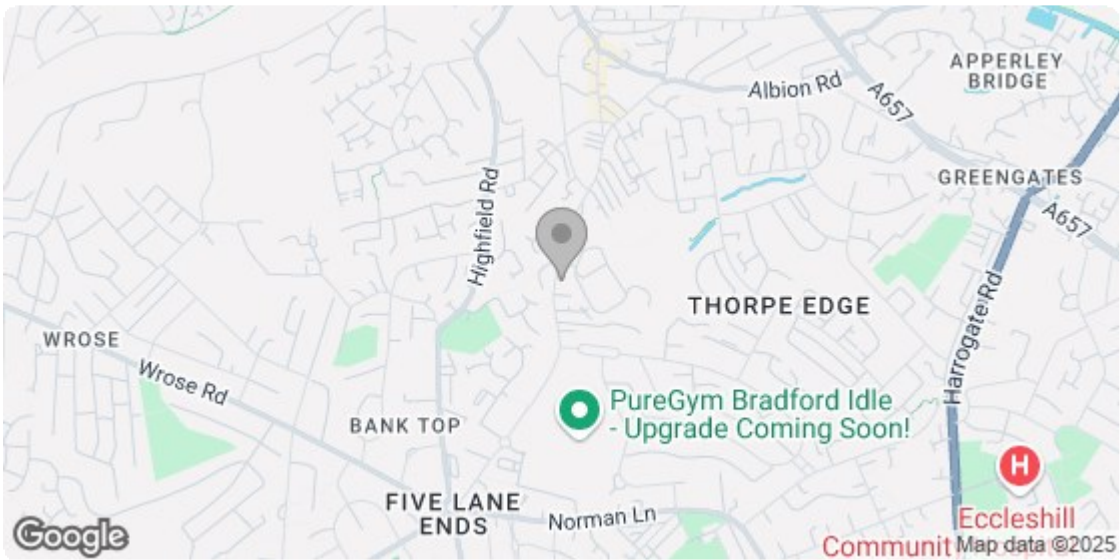
Freehold

### Council Tax Band

D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) 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.

