



Simpson Grove, Idle,

£250,000

* EXTENDED * SEMI DETACHED * THREE GOOD SIZED BEDROOMS * TWO RECEPTION ROOMS *
* GARDENS * GARAGE * WET ROOM * CUL-DE-SAC LOCATION * NO ONWARD CHAIN *

A fantastic opportunity for the growing family to purchase this three bedroom extended semi detached house.

Benefits from upvc double glazing, electric heaters, alarm system and solar panels.

The property is available with no onward chain and briefly comprises reception hall, lounge, dining room, kitchen, three first floor bedrooms and a wet room.

To the outside there are good sized gardens with fruit trees, ample parking, car port and garage with wash room.



Reception Hall

Lounge

23'2" x 12'1" (7.06m x 3.68m)

Kitchen

14'9" x 8'4" (4.50m x 2.54m)

With wall and base units incorporating stainless steel sink unit, electric oven and hob, plumbing for auto washer, plumbing for dishwasher, small pantry, store cupboard and serving hatch.

Dining Room

6'7" x 8'8" (2.01m x 2.64m)

With upvc patio doors to rear garden.

First Floor Landing

With stepped access to boarded loft.

Bedroom One

12'7" x 10'1" (3.84m x 3.07m)

With sliding mirror fitted wardrobes.

Bedroom Two

9'6" x 10'7" (2.90m x 3.23m)

Bedroom Three

8'4" x 15' (2.54m x 4.57m)

Long bedroom with potential office space and entrance to external balcony.

Wet Room

Three piece suite.

Exterior

To the outside there are good sized gardens, ample parking, car port and good sized garage with small wash room and plumbing.

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 Band Tax

D



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 | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| 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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