



Wendron Way, Idle

£270,000

**** DETACHED ** THREE DOUBLE BEDROOMS ** TWO RECEPTION ROOMS ** EXTENDED **
** IMMACULATE THROUGHOUT ** SOUGHT AFTER LOCATION ** GARDENS, PARKING & GARAGE ****

Occupying a delightful cul-de-sac setting on a corner plot position, is this extended three bedroom detached house.

Modernised and updated by the current owner to provide a very well presented family home.

Benefits from cavity wall insulation, Solar Panels currently receiving around 72p a unit (which is transferable) gas central heating, upvc double glazing and alarm system.

The 'ready to move into' accommodation briefly comprises entrance, lounge, modern white fitted kitchen, dining room, study, cloakroom/wc, three good sized first floor bedrooms - master bedroom having en-suite bathroom, plus a modern white house bathroom.

To the outside there are enclosed landscaped gardens, parking and double garage.

Viewing is highly recommended.





Entrance Hall

Lounge

17'9" x 12'1" (5.41m x 3.68m)

Having a coal effect gas fire in modern feature fireplace surround, laminated wood floor, two radiators, upvc French door to side garden.

Kitchen

18' x 12'2" narrowing to 8'9" (5.49m x 3.71m narrowing to 2.67m)

Modern white gloss fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, integral dishwasher, freezer, five ring range style cooker, radiator, breakfast bar.

Dining Room

10'10" x 9'5" (3.30m x 2.87m)

With radiator.

Home Office

6'5" x 5'8" (1.96m x 1.73m)

With radiator.

Cloakroom/WC

With low suite wc, hand basin and radiator.

First Floor Landing

Large open space with views across the valley.

Bedroom One

12' x 11'2" (3.66m x 3.40m)

With en-suite bathroom;

En Suite Bathroom

Modern three piece suite comprising bath, vanity sink unit, low suite wc, tiled walls.

Bedroom Two

11' x 8'10" (3.35m x 2.69m)

With radiator.

Bedroom Three

9'6" x 8'5" (2.90m x 2.57m)

With radiator.





Bathroom

8'6 x 9'4 (2.59m x 2.84m)

Four piece modern white suite comprising of; bath, shower cubicle, vanity sink unit and low flush WC. Tiled walls and radiator.

Exterior

To the outside there are enclosed landscaped gardens to the side and rear, double drive parking and a double garage.

SOLAR PANELS

The property has 15 solar panels which, the vendor advises, currently provides approximately £1800 per annum.

Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street and continue to the top, here take the left onto Highfield Road, take the left onto Wendron Way and the property will shortly be seen displayed by our For Sale board.

TENURE

FREEHOLD

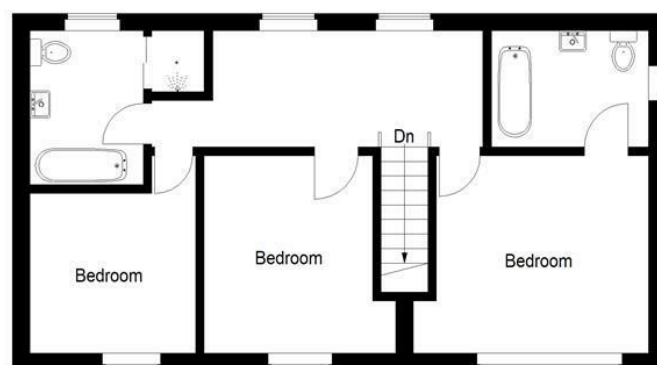
Council Tax Band

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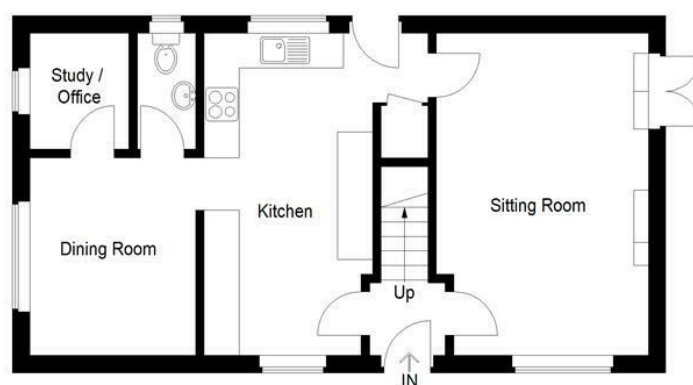


Wendron Way, BD10

Approximate Gross Internal Area
118.8 sq m / 1279 sq ft

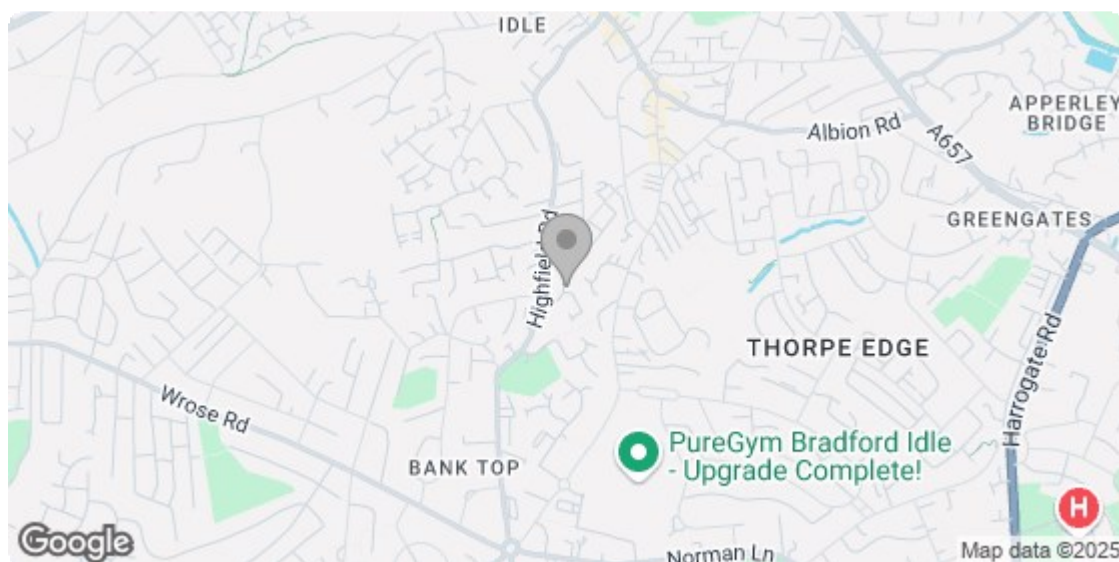


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	83	87

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.

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