



**New Street, Idle,**  
**Reduced £229,000**

\* MODERN END TOWN HOUSE \* THREE BEDROOMS \* TWO BATH/SHOWER ROOMS \*  
\* THREE STOREY \* NO CHAIN \* GARDENS & PARKING \* LARGE MASTER SUITE BEDROOM \*

Available with vacant possession and offering fantastic family sized accommodation, is this delightful three bedroom end house house.

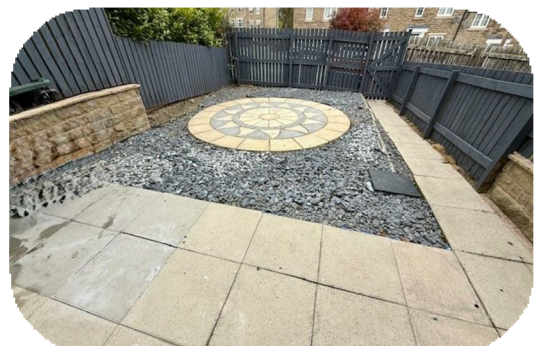
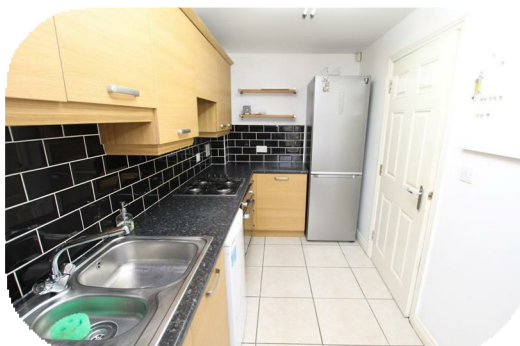
Benefits from gas central heating, upvc double glazing and alarm system.

Located close to Idle Village and highly regarded secondary school.

The accommodation is set over three floors and briefly comprises reception hall, cloakroom, lounge, modern oak effect fitted kitchen, two first floor bedrooms and a white house bathroom. On the second floor there is an overall bedroom with en-suite and dressing room.

To the outside there are gardens and parking.

Viewing highly recommended!





### Reception Hall

With store cupboard, radiator.

### Cloakroom/WC

With low suite wc, hand basin and radiator.

### Lounge

13'2" x 16'4" (4.01m x 4.98m)

With a coal effect electric fire in modern fireplace surround, radiator, upvc French doors to rear garden, store cupboard.

### Kitchen

12'8" x 6'2" (3.86m x 1.88m)

Modern oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, radiator.

### First Floor Landing

### Bathroom

Three piece white suite, radiator.

### Bedroom One

13'3" x 10'8" (4.04m x 3.25m)

With radiator.

### Bedroom Two

13'3" x 11'6" (4.04m x 3.51m)

With radiator.

### Second Floor Landing

### Bedroom Three

12'10" x 13'4" max (3.91m x 4.06m max)

With two radiators. En Suite Shower Room; Dressing Area;

### En Suite Shower Room

Three piece modern suite, tiled walls and radiator.

### Dressing Area

10'5" x 6'4" (3.18m x 1.93m)

With velux window, radiator.

### Exterior

To the outside there are gardens to both front and rear, parking to the rear.

### Directions

From our office in Idle village take the right onto New Street and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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