



Myers Close, Idle,

£250,000

* END TOWN HOUSE * FOUR BEDROOMS * THREE BATH/SHOWER ROOMS plus CLOAKROOM/WC *
 * THREE STOREY * ADJOINS PARK LAND * CUL-DE-SAC LOCATION * CLOSE TO IDLE VILLAGE *
 * GARDENS * PARKING * GARAGE *

A fantastic opportunity for the growing family to purchase this four bedroom three storey end town house.

Occupies a sought after cul-de-sac development close to Idle village.

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

Reception hall, utility, bedroom four with en-suite shower room, first floor lounge, fitted kitchen, dining room and cloakroom, three further bedrooms to the second floor - two having en-suite bath/shower rooms.

To the outside there are gardens, parking and an integral garage.



Reception Hall

With store cupboard, oak flooring and radiator.

Bedroom Four

12' x 9'10" (3.66m x 3.00m)

With oak flooring, radiator, French doors to rear garden. En Suite shower room;

En Suite Shower Room

With shower cubicle, low suite wc, hand basin, radiator.

Utility

5'10" x 5'1" (1.78m x 1.55m)

With stainless steel sink unit, plumbing for auto washer, radiator.

First Floor Landing

Kitchen

12'6" x 7'4" (3.81m x 2.24m)

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

Lounge

16'2" x 12'9" (4.93m x 3.89m)

With two radiators.

Dining Room

10' x 8'6" (3.05m x 2.59m)

With radiator.

Cloakroom/WC

With low suite wc, wash basin and radiator.

Second Floor Landing

Bedroom One

12'9" x 10'5" (3.89m x 3.18m)

With radiator. Walk-in dressing area with twin fitted wardrobes. En Suite shower room;

En Suite Shower Room

Comprising shower cubicle, low suite wc, pedestal wash basin, radiator.

Bedroom Two

10'1" x 8'6" (3.07m x 2.59m)

With radiator. En Suite bathroom;

En Suite Bathroom

Comprising bath, low suite wc, pedestal wash basin, radiator.

Bedroom Three

10' x 7'5" (3.05m x 2.26m)

Exterior

To the outside there is parking to the front leading to an integral garage, together with an enclosed lawned garden to the rear.

Directions

From our office in Idle village take the right at the roundabout at the bottom of the High Street onto New Street, turn left onto Myers Close 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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