



Santa Monica Grove, Idle,

£260,000

*** TRUE BUNGALOW * TWO BEDROOMS * IMMACULATE * SOUGHT AFTER LOCATION *
* MODERN KITCHEN & SHOWER ROOM * LANDSCAPED GARDENS * GARDENS, PARKING & GARAGE ***

Modernised and updated by the present owner is this very well presented two bedroom detached bungalow. Occupying a desirable cul-de-sac location and offering superb 'ready to move into' accommodation this property briefly comprises reception hall, lounge, modern fitted kitchen, two bedrooms and a modern house shower room.

Benefits from gas central heating, upvc double glazing

To the outside there are well stocked gardens, driveway and garage.

Viewing is highly recommended!



Entrance Hall

With radiator and store cupboard.

Lounge

17'8" x 10'5" (5.38m x 3.18m)

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

Kitchen

8'8" x 11' (2.64m x 3.35m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel double oven, hob, integrated fridge freezer and integrated dishwasher.

Bedroom One

10'7" x 11'8" (3.23m x 3.56m)

With fitted wardrobes, drawers and dresser, radiator.

Bedroom Two

7'8" x 8'8" (2.34m x 2.64m)

With radiator and upvc patio doors to rear garden.

Shower Room

Modern three piece suite, tiled walls and heated towel rail.

Exterior

To the outside there are well tended landscaped gardens to both front and rear, together with a drive to the side leading to a detached garage.

Directions

From our office in Idle village take the left onto Idlecroft Road, turn right onto Ley Fleaks Rd, left onto Highfield Rd, turn right onto Santa Monica Rd, left onto Santa Monica Grove, turn right to stay on Santa Monica Grove, turn right to stay on Santa Monica Grove.

TENURE

FREEHOLD

Council Tax Band

C



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		
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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk

