



Sandhill Fold, Idle

£400,000

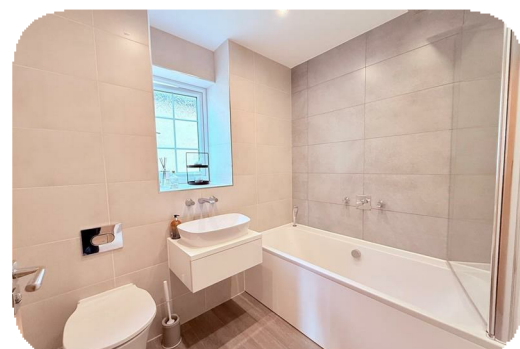
* MODERN DETACHED * FOUR BEDROOMS * MODERN FITTED KITCHEN * AMPLE PARKING *
* OPEN PLAN LOUNGE/KITCHEN * LANDSCAPED GARDEN * INTEGRAL GARAGE * POPULAR AREA *

Occupying one of the most sought after locations in Idle, is this stunning four bedroom detached house.

The 'ready to move into' property provides fantastic family sized accommodation benefiting from gas central heating and upvc double glazing.

The spacious property briefly comprises reception hall, cloakroom, open plan lounge/dining kitchen, four first floor bedrooms - master bedroom having a luxury en-suite shower room, plus a lovely house bathroom.

To the outside there are landscaped gardens with patio, driveway providing ample off-road parking and an integral garage. Viewing is highly recommended.





Reception Hall

With radiator, store cupboard (with plumbing for auto washer).

Integral Garage

With power & light.

Cloakroom/WC

With low suite wc, wash basin, radiator and part tiled walls.

Open Plan Lounge/Kitchen/Diner

21'7" x 20'9" (6.58m x 6.32m)

Lounge area has a radiator.

Kitchen area is fitted with a range of modern wall and base units incorporating stainless steel sink unit, integrated oven, hob, microwave, fridge freezer, dishwasher, central island, radiator and bi-fold doors to rear garden.

First Floor Landing

With boiler cupboard.

Bedroom One

14'4" x 10'5" (4.37m x 3.18m)

With fitted wardrobes, radiator. En-Suite Shower Room;

En Suite Shower Room

Three piece luxury suite, part tiled walls, heated towel rail.

Bedroom Two

12' x 10'4" (3.66m x 3.15m)

With radiator.

Bedroom Three

10'4" x 9'6" (3.15m x 2.90m)

With radiator.

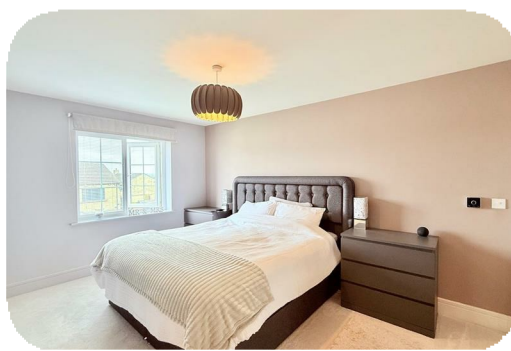
Bedroom Four

10'1" x 6'7" (3.07m x 2.01m)

With radiator.

Bathroom

Three piece modern white suite, part tiled walls, heated towel rail.





Loft

Accessed via a pull down ladder.

Exterior

To the outside there is ample driveway parking, split level landscaped rear garden, electric car charge point.

Directions

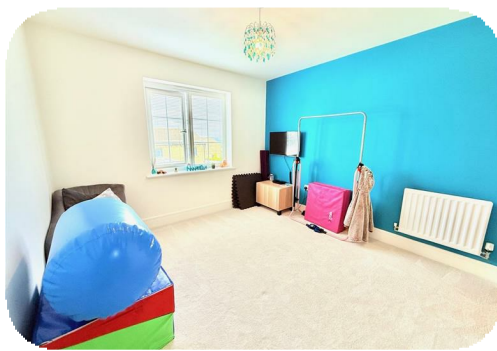
From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street and continue to the top, here take the left onto Highfield Road, take the right up Green Lane and continue for a third of a mile before taking the right onto Sandhill Fold and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

E



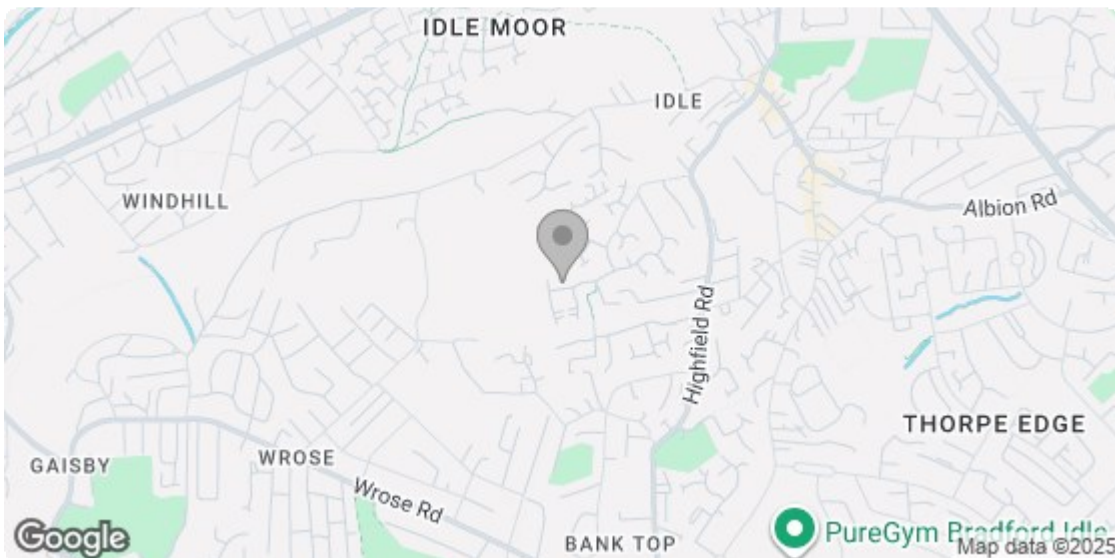


Ground Floor

Live	3.11m x 7.15m	10'2" x 23'6"
Relax	3.15m x 4.33m	10'4" x 14'2"
WC	1.63m x 1.80m	5'4" x 5'11"
Garage	3.05m x 5.90m	10'0" x 19'4"

First Floor

Bedroom 1	3.15m x 4.43m	10'4" x 14'6"
Shower	2.30m x 1.41m	7'7" x 4'8"
Bedroom 2	3.11m x 3.86m	10'2" x 12'8"
Bedroom 3	3.15m x 2.90m	10'4" x 9'6"
Bedroom 4	3.11m x 2.00m	10'2" x 6'7"
Bathroom	1.70m x 2.20m	5'7" x 7'3"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		

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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