



**Myers Close, Idle**  
**Discounted Sale £155,575**

\* DISCOUNT FOR SALE SCHEME \* PURCHASE FOR JUST 63.5% OF THE OPEN MARKET VALUE \*

\* FIRST TIME BUYERS DO NOT MISS OUT!!! \* (Ts & Cs apply)

Three bedroom modern town house occupying a much sought after cul-de-sac location close to Idle village and park.

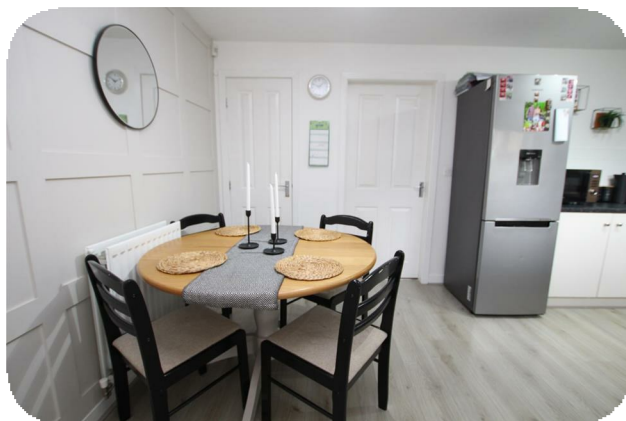
Benefits from gas central heating, upvc double glazing and alarm system.

The 'ready to move into' accommodation briefly comprises entrance hall, cloakroom/WC, lounge, fitted dining kitchen, conservatory, three first floor bedrooms - master bedroom having en-suite shower room, together with a modern house bathroom.

To the outside there is a double drive to the front, landscaped garden with patio and artificial grass to the rear.







### Entrance

With radiator.

### Cloakroom/WC

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

### Lounge

15' x 17'6" (4.57m x 5.33m)

With two radiators, TV/media wall.

### Dining Kitchen

8'10" x 14'9" (2.69m x 4.50m)

Fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, electric cooker, auto washer, part tiled walls, laminated wood floor, radiator, store cupboard, upvc French doors to conservatory.

### Conservatory

8'1" x 7'1" (2.46m x 2.16m)

With access to rear garden.

### First Floor Landing

#### Bedroom One

11'11" x 8'5" (3.63m x 2.57m)

With built in modern wardrobes and radiator. En-suite Shower Room;

#### En Suite Shower Room

Modern white three piece suite comprising shower cubicle, low suite wc, part tiled walls.

#### Bedroom Two

10'2" x 8'4" (3.10m x 2.54m)

With radiator.

#### Bedroom Three

8'8" x 6'3" (2.64m x 1.91m)

With radiator.

### Bathroom

Modern white three piece suite comprising panelled bath with shower and screen over, low suite wc, pedestal wash basin, part tiled walls and radiator.





## Exterior

To the outside there is a double drive to the front, together with a landscaped garden with patio and artificial grass.

## TERMS & CONDITIONS

Priority is given to those registered with Help To Buy NEYH, First Time Buyers, those who have lived and worked within the Bradford inner city or have a family connection to the Bradford, Bingley, Baildon and Shipley areas. A financial assessment to determine prospective buyer's eligibility is required prior to being accepted to purchase. (further information is available on request).

## Directions

From our office in Idle village take the right onto New Street, turn left onto Myers Close, turn right to stay on Myers Cl, turn right to stay on Myers Close and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

B / Bradford



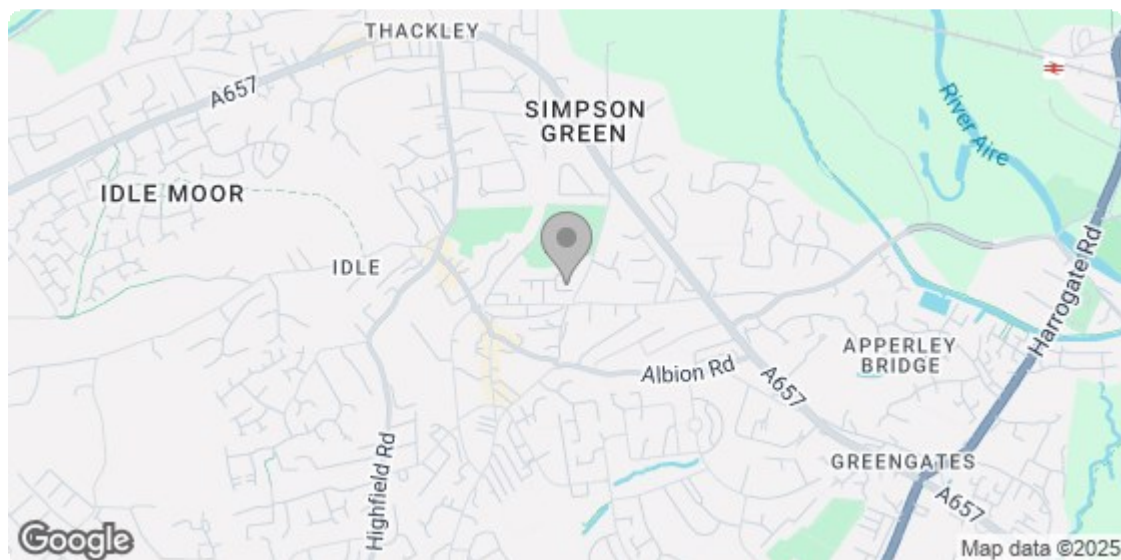


## Myers Close, BD10

Approximate Gross Internal Area = 85.2 sq m / 917 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1203572)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>	75	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) 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.

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

website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)