



Coppice View, Idle

£399,950

* DETACHED * FOUR BEDROOMS * THREE RECEPTION ROOMS * TWO SHOWER ROOMS *
* FANTASTIC FAMILY HOME * POPULAR LOCATION * MODERN KITCHEN * GARDENS * PARKING *

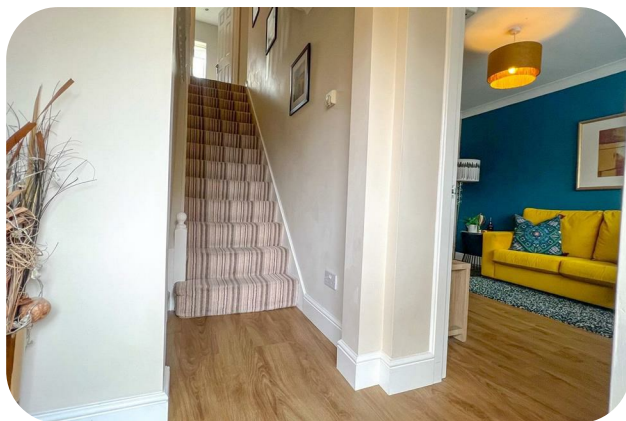
A great opportunity for a growing family to purchase this 'immaculate' four bedroom detached home.

The 'ready to move into' property benefits from gas central heating, upvc double glazing and alarm system.

The spacious accommodation briefly comprises reception hall, lounge, dining room, modern fitted kitchen, separate sitting room, cloakroom/wc, four good sized first floor bedrooms - master bedroom having an en-suite, plus a modern house bathroom.

To the outside there is off road parking for two cars, electric car charging point and a lovely well maintained garden with patio, lawn and borders.





Reception Hall

With radiator.

Cloakroom/WC

With low suite wc, hand basin, radiator.

Lounge

14'5" x 13'3" (4.39m x 4.04m)

Having a cast iron coal effect gas fire in modern feature fireplace, bay window, store cupboard, radiator and French doors to Kitchen.

Kitchen

14'1" x 9'6" (4.29m x 2.90m)

Newly modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, instant hot water mixer tap, integrated double oven, hob, fridge, freezer, auto washer, dishwasher, wine cooler, breakfast bar, radiator.

Dining Room

9'6" x 7'7" (2.90m x 2.31m)

With radiator.

Sitting Room

12'8" x 9'2" (3.86m x 2.79m)

With radiator. Can be used as a second dining room/entertainment room.

Utility Cupboard

Accessed from the rear of the property.

First Floor Landing

With radiator.

Bedroom One

16'1" x 12'8" (4.90m x 3.86m)

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

En Suite Shower Room

4'9" x 6'2" (1.45m x 1.88m)

Three piece modern suite, heated towel rail.

Bedroom Two

11'1" x 9'5" (3.38m x 2.87m)

With radiator.

Bedroom Three

13'4" x 9'5" (4.06m x 2.87m)

With radiator.

Shower Room

Three piece modern suite, tiled walls and heated towel rail.





Bedroom Four

10' x 6'9" (3.05m x 2.06m)

With store cupboard and radiator.

Loft

Boarded. Accessed via a pull down ladder.

Exterior

To the front of the property there is ample tarmacked parking and electric car charging point as well as lovely well maintained garden with lawn and borders.

The rear of the property has further well maintained garden with patio area, lawn and decorative borders. To the side is an ASGARD shed for storage.

Directions

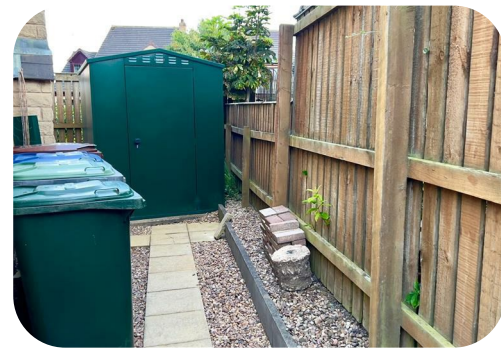
From our office in Idle village proceed straight ahead up the High Street, at the top continue straight onto Westfield Ln, turn left onto Coppice View, turn right to stay on Coppice View and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

D

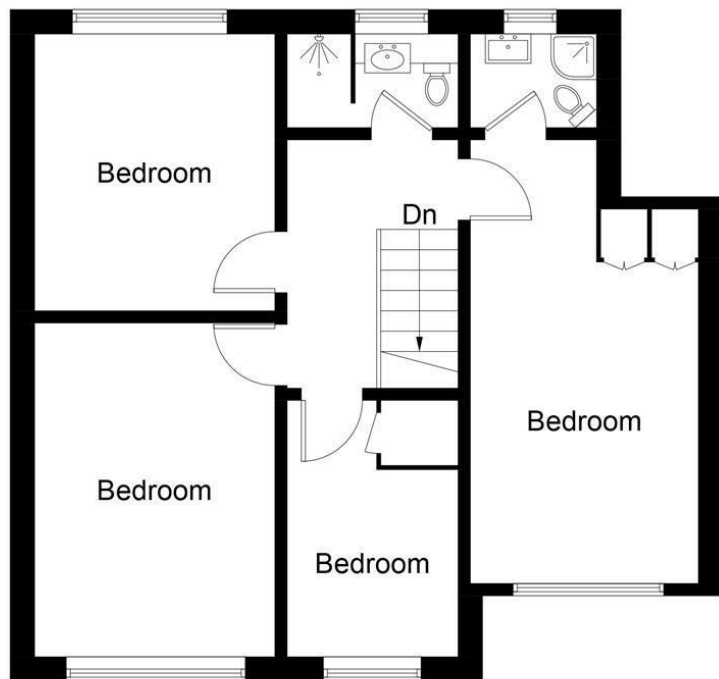


Coppice View BD10

Approximate Gross Internal Area = 118.6 sq m / 1277 sq ft

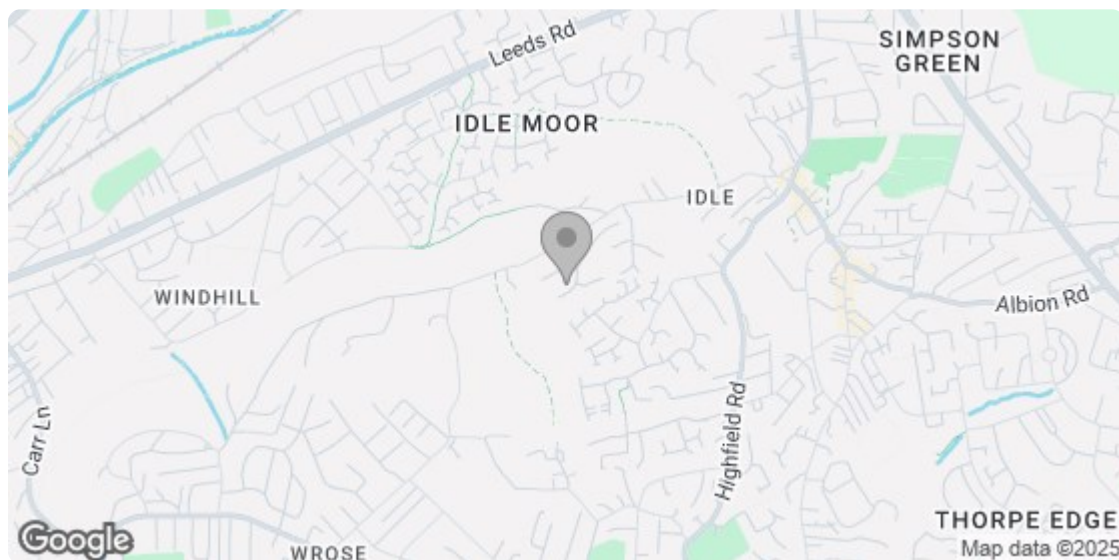


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1168279)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO₂) Rating		
	72	83

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
 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