



Sorrin Close, Idle

£389,950

* MODERN DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * AMPLE PARKING *
* 30 YEARS OLD, approx. * TWO BATH/SOWER ROOMS * LANDSCAPED GARDENS *

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

Very well presented throughout and benefits from gas central heating, upvc double glazing and alarm system.

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

To the outside there is ample parking in driveway leading to an attached garage, together with enclosed landscaped gardens.

Viewing is highly recommended.





Reception Hall

With radiator and store cupboard.

Cloakroom/WC

With low suite wc, wash basin and radiator.

Lounge

17' x 11'6" (5.18m x 3.51m)

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

Kitchen

17'3" x 9'9" narrowing to 7'9" (5.26m x 2.97m narrowing to 2.36m)

Modern fitted kitchen having a range of cream wall and base units incorporating laminated sink unit, Rangemaster cooker, integrated dishwasher, breakfast bar, radiator.

Dining Room

12'9" x 9'1" (3.89m x 2.77m)

With radiator, upvc French doors to rear garden.

First Floor Landing

Bedroom One

13'2" x 10'1" (4.01m x 3.07m)

With radiator. En-Suite Shower Room;

En Suite Shower Room

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

Bedroom Two

12'1" x 7'9" (3.68m x 2.36m)

With radiator.

Bedroom Three

8'8" x 6'9" (2.64m x 2.06m)

With radiator.

Bedroom Four

8'1" x 7'10" (2.46m x 2.39m)

With radiator.





Bathroom

Three piece modern white suite, part tiled walls and radiator.

Loft

Part boarded. Accessed via a pull-down ladder.

Exterior

To the outside there is a garden to the front, ample driveway parking leading to an attached garage, together with an enclosed landscaped garden to the rear with lawn and patio.

Directions

From our office in Idle proceed straight up The High Street, turn left onto Highfield Rd, right onto Green Ln, right onto Sorrin Cl, turn left to stay on Sorrin Cl and the property will be seen displayed via our For Sale board.

TENURE

Freehold

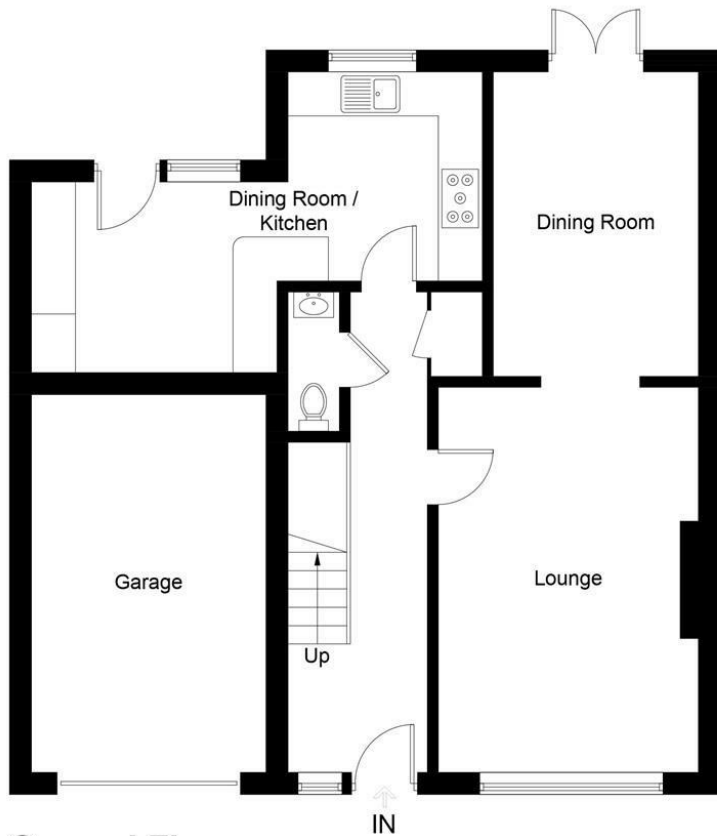
Council Tax Band

E / Bradford

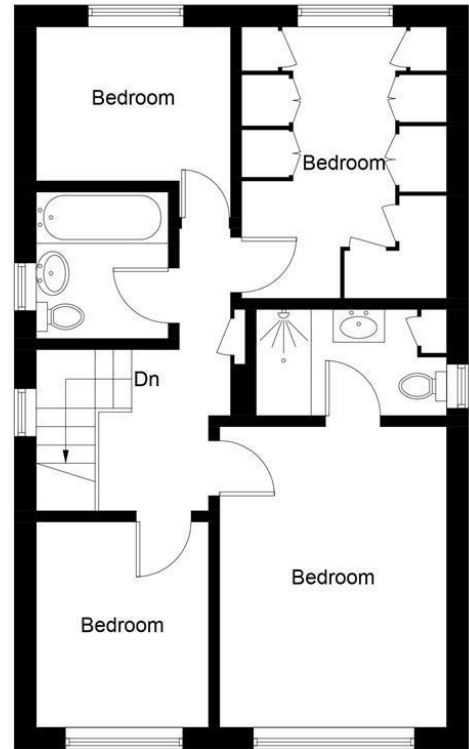


Sorrin Close, BD10

Approximate Gross Internal Area = 116.5 sq m / 1254 sq ft
Garage = 16.5 sq m / 178 sq ft
Total = 133.0 sq m / 1432 sq ft

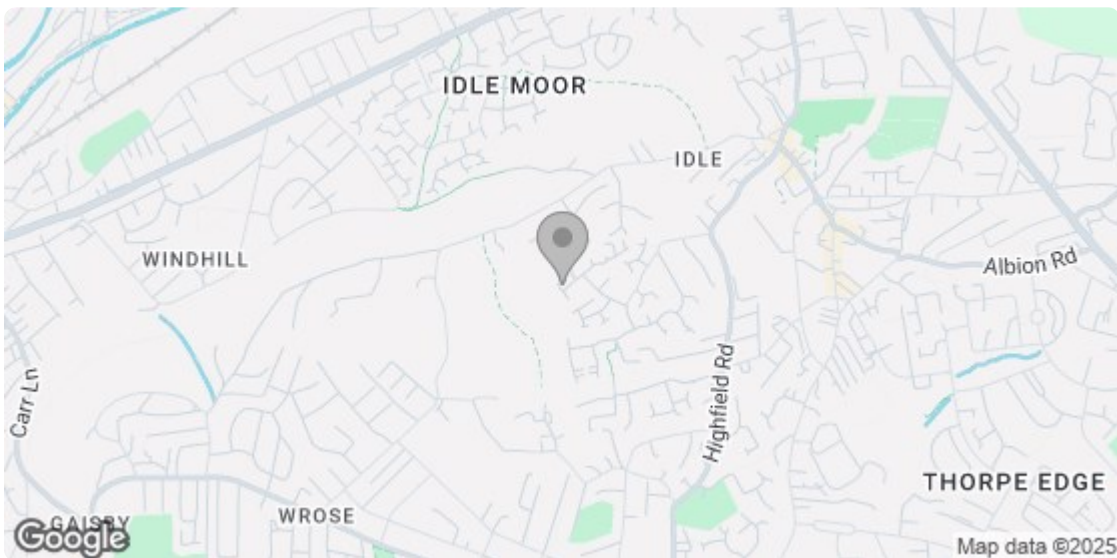


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1237387)



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		
	70	74

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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