



# **Coppice View, Idle**

£345,000

\* DETACHED \* THREE BEDROOMS \* SOUGHT AFTER LOCATION \* NO CHAIN \* MODERN KITCHEN \* \* CONSERVATORY \* STUNNING LANDSCAPED GARDENS \* PARKING & GARAGE \*

Occupying this much sought after development in Idle is this three bedroom detached property. The well presented home would appeal to a range of buyers and benefits from a modern fitted kitchen, conservatory and a landscaped garden.

Within easy reach of Idle Village which boasts amenities, shops and first and secondary schools. To the outside there is a well maintained landscaped garden and a resin driveway leading to single garage.











#### Hall

Radiator.

#### Cloakroom/WC

Modern two piece suite comprising low flush wc, vanity sink unit and radiator.

# Lounge/Diner

24'7" x 11'5" (7.49m" x 3.48m")

Coal effect gas fire with feature fireplace surround, bay window and two radiators.

# **Dining Area**

Radiator and patio doors.

# Conservatory

9'7" x 9'7" (2.92m" x 2.92m")

With fitted window and roof blinds and French doors leading to rear garden.

#### **Kitchen**

11'2" x 8'2" (3.40m" x 2.49m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, double electric oven & induction hob with extractor, integrated fridge freezer, integrated dishwasher, integrated washing machine and radiator.

# **First Floor Landing**

Loft access.

#### **Bedroom One**

12'7" x 9'3" (3.84m" x 2.82m")

Built in wardrobes, bay window and radiator.

### **Bedroom Two**

10'2" x 9'3" (3.10m" x 2.82m")

Built in wardrobes and radiator.

#### **Bedroom Three**

7'9" x 6'8" (2.36m" x 2.03m")

Radiator.











#### **Bathroom**

Modern three piece suite comprising panelled bath with shower over, low flush wc, pedestal wash basin, extractor fan and radiator.

#### **Exterior**

Superb south facing landscaped garden to rear with well stocked borders, patios and lawn area with shed providing storage. To the front there is a resin driveway providing off street parking and leading to a detached garage with electric door.

# **Council Tax Band**

D

# **Tenure**

FREEHOLD.







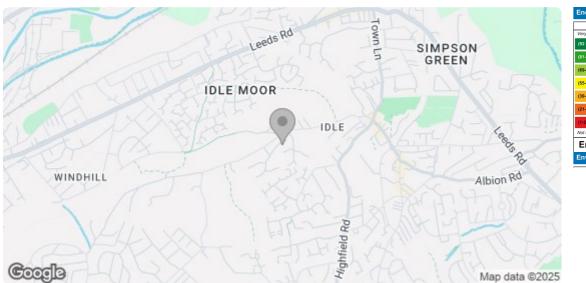


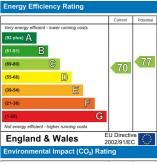
# Coppice View, BD10

Approximate Gross Internal Area = 95.4 sq m / 1027 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1240878)





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@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk

website www.sugdensestates.co.uk





