



Myers Close, Idle,

£265,000

* MODERN TOWN HOUSE * FOUR BEDROOMS * OVER THREE FLOORS * MODERN THROUGHOUT *

* THREE BATH/SHOWER ROOMS * GARDEN * PARKING * GARAGE * CLOSE TO AMENITIES *

Ideally located just a short stroll from the charming Idle village, this beautifully presented four bedroom town house. Offering spacious family sized accommodation arranged over three well designed floors.

Finished to a modern standard throughout, the property benefits from gas central heating, double glazing, three new bath/shower room suites - ensuring comfort and style in every corner.

The ground floor features a welcoming entrance hall, integral garage access, cloaks/wc and a spacious dining kitchen. The first floor boasts a generous lounge area, two bedrooms and a modern shower room. To the second floor you'll find two further bedrooms - the master having en-suite shower room, together with a stylish family bathroom.

Externally, the property enjoys a low maintenance garden, perfect for relaxing or entertaining, and a driveway leading to the integral garage, providing ample off-street parking.

This is a superb opportunity to acquire a spacious and modern family home in a sought after location close to local amenities, schools, and transport links.



Reception Hall

With radiator and access to integral garage.

Integral Garage

With power & light.

Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity sink unit, tiled walls and floor, radiator and extractor fan.

Dining Kitchen

14'8" x 12'5" (4.47m x 3.78m)

Medium oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, plumbing for dishwasher, part tiled walls and radiator.

First Floor Landing

With radiator.

Lounge

14'8" x 16'8" narrowing to 11'9" (4.47m x 5.08m narrowing to 3.58m)

Having a stainless steel electric fire in feature fireplace surround, two radiators.

Bedroom Two

11'6" x 7'7" (3.51m x 2.31m)

With radiator.

Bedroom Three

10'4" max x 6'9" (3.15m max x 2.06m)

With radiator.

Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, low suite wc, tiled walls and radiator.

Second Floor Landing

With radiator and access to loft via a pull down ladder.

Master Bedroom / Bedroom One

11'8" x 10'4" (3.56m x 3.15m)

With radiator. En-Suite Shower Room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, low suite wc, extractor fan, radiator and tiled walls.

Bedroom Four

14'8" x 10'4" (4.47m x 3.15m)

With radiator.

Bathroom

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

Exterior

To the outside there is parking for two cars to the front, together with an enclosed split level garden to the rear.

Directions

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

TENURE

FREEHOLD

Council Tax Band

D / Bradford



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.

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

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk