



Calpin Close, Idle

£350,000

- * INDIVIDUAL DETACHED BUNGALOW * THREE BEDROOMS * QUIET SECLUDED LOCATION *
- * WELL PRESENTED * WELL PROPORTIONED * CLOSE TO SCHOOLS, BUS ROUTE AND AMENITIES *
- * AMPLE PARKING * STUDIO/WORKSHOP/OFFICE * NO ONWARD CHAIN *

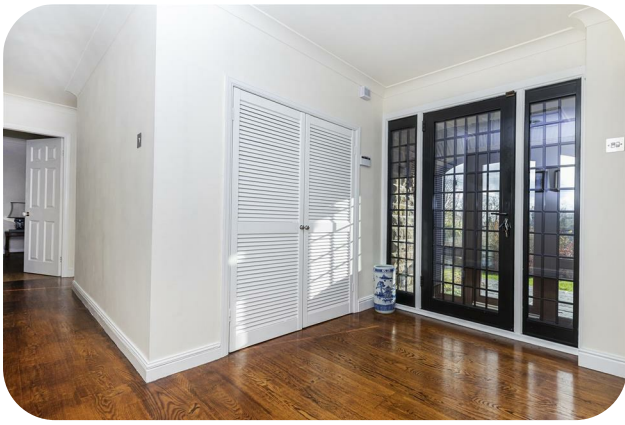
Tucked away in a secluded and quiet location yet conveniently located for access to local amenities and transport links, is this delightful three-bedroom, individual detached bungalow which has been extensively refurbished by the current owner.

Offering well-proportioned accommodation and benefiting from double glazing throughout, it has an alarm system with CCTV and is mainly heated by a Fischer Future Heat electric heating system. It has full fibre broadband.

This well-presented family home briefly comprises: a porch, a reception hallway, a lounge, a living/dining kitchen, a bathroom/wet room and three good sized bedrooms. The main bedroom has an en-suite shower room. There is also a studio / workshop which would make an ideal home office.

To the outside, the property is approached via an electric gate, leading to a secure driveway providing ample parking for several cars. There are good sized landscaped gardens with a southeast facing lawn, mature borders and a patio area to the side of the house.





Porch

With single uPVC door and side windows leading to a glass and aluminium front door with glass side windows.

Reception Hallway

Good sized reception area with built in cloaks cupboard and European oak flooring.

Lounge

18'7" x 16' (5.66m x 4.88m)

Good sized lounge having an ornate coal effect gas fire set in a modern feature marble and wood fireplace surround, oak effect LVT flooring.

Living/Dining Kitchen

26' x 12' (7.92m x 3.66m)

Modern cream fitted kitchen having a range of wall and base units incorporating a stainless-steel sink unit, Rangemaster dual fuel, double oven 5 ring cooker with extraction, plumbing for an automatic washer and dishwasher, oak effect LVT flooring, uPVC double door to patio and rear garden. The open plan is designed to provide a flexible space suitable for family life, dining and entertaining.

Bathroom/Wet Room

9'5" x 8' (2.87m x 2.44m)

Modern white four-piece suite comprising bath, shower cubicle area with glass screen, low suite WC, pedestal wash basin, modern tiled walls and floor, electric radiator with towel rails and under-floor heating

Main Bedroom

14'8" x 12' (4.47m x 3.66m)

With built in mirror fronted wardrobes and drawers, oak effect LVT flooring, and an en-suite shower room, accessed through a link room.

En Suite Shower Room

Spacious shower room comprising shower cubicle, low suite WC, pedestal wash basin, tiled walls and floor, electric radiator with towel rails and under-floor heating.

Bedroom Two

11'4" x 10' (3.45m x 3.05m)

Double bedroom with oak effect LVT flooring.

Bedroom Three

11'4" x 10'3" (3.45m x 3.12m)

With oak effect LVT flooring.

Studio / Workshop

15'4" x 11'9" (4.67m x 3.58m)

Accessed from the link room between the main bedroom and ensuite is a studio / workshop conversion, undertaken in 2016. The room was previously a garage and is currently used as an artist's studio / workshop. It would make an excellent home office. It has base and wall kitchen units which incorporate a sink unit, an extraction fan, a single uPVC door to the outside and a radiator from the gas combi boiler which also heats the water.





Exterior

The property is approached via an electric gate leading to a secure driveway providing off-road parking for several cars. There is an intercom system between the gate and the house. There are good sized landscaped gardens around the property with a southeast facing lawn, mature borders offering year-round colour and interest, a patio to the side of the house, an apple tree and fruit bushes. There is external lighting to the front and in the patio area at the side of the house.

Directions

From our office in Idle village proceed straight up The High Street, at the top take the left onto Highfield Road, Calpin Close will shortly be seen on the right-hand side. At the top of Calpin Close turn left and the property will be seen on the right displayed via our For Sale board.

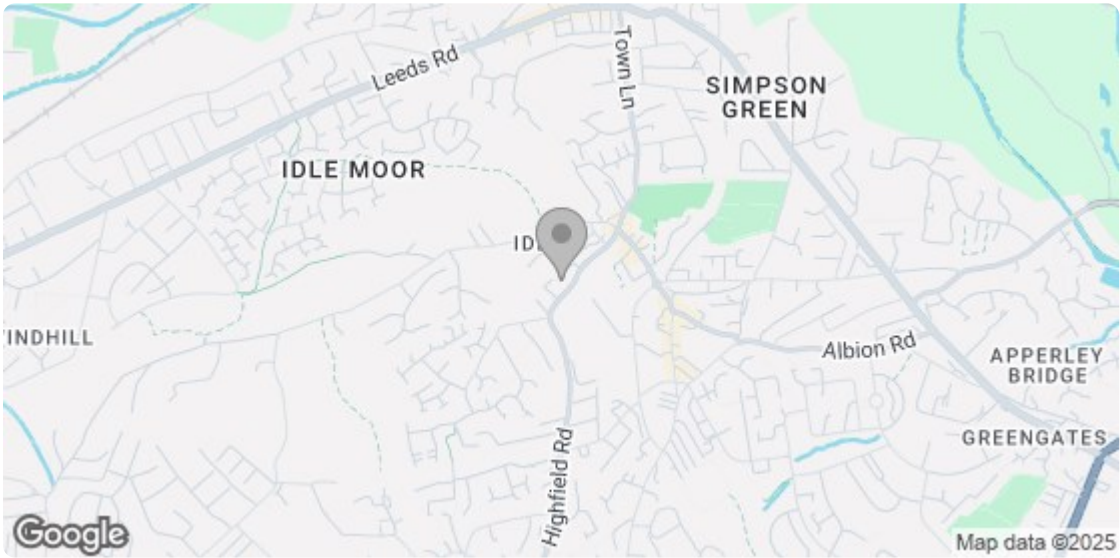
TENURE

FREEHOLD

Council Tax Band

E / Bradford





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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
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



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

