



**Briarfield Avenue, Idle,**

**£350,000**

- \*\* DETACHED BUNGALOW \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\*
- \*\* CONSERVATORY \*\* SOUGHT AFTER LOCATION \*\* LANDSCAPED GARDENS \*\*
- \*\* MODERN BATHROOM \*\* ATTACHED GARAGE \*\* DRIVEWAY PARKING \*\*

Occupying one of the most popular position in Idle is this delightful three bedroom stone fronted detached bungalow.

Benefits from gas central heating, upvc double glazing and alarm system.

The spacious accommodation briefly comprises reception hall, lounge, dining/sitting room, conservatory and fitted breakfast kitchen, three bedrooms and a modern white house bathroom.

To the outside there are good sized landscaped gardens with a block paved drive leading to an attached garage.



## Reception Hall

Storage cupboard and radiator.

## Lounge

12'0" x 18'1" (3.66m" x 5.51m")

Coal effect gas fire with modern feature fireplace surround and two radiators.

## Kitchen

15'11" x 11'5" (4.85m" x 3.48m")

Modern fitted kitchen having a range of wall and base incorporating stainless steel sink unit, integrated fridge, integrated freezer, integrated oven & hob, integrated microwave, dishwasher, breakfast bar, plinth heater and radiator.

## Bedroom One

16'0" x 11'9" (4.88m" x 3.58m")

Hammond fitted wardrobes, drawers & dresser.

## Bedroom Three

6'4" x 8'6" (1.93m" x 2.59m")

Radiator.

## Dining / Sitting Room

11'10" x 8'10" (3.61m" x 2.69m")

Radiator and upvc french door leading to conservatory.

## Bedroom Two

9'0" x 8'6" (2.74m" x 2.59m")

Radiator.

## Conservatory

13'0" x 7'0" (3.96m" x 2.13m")

Radiator and access to rear garden.

## Bathroom

Modern three piece suite comprising panel bath, pedestal wash basin, low flush wc, tiled walls and heated towel rail.

## Exterior

To the outside there are good sized landscaped gardens with a block paved drive leading to an attached garage.

## Council Tax Band

D

## Tenure

FREEHOLD.



**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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (91 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> 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@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)