



## Sandhill Fold, Idle

**£495,000**

\* EXTENDED DETACHED \* FOUR BEDROOMS \* TWO BATH/SHOWER ROOMS \*

\* STUNNING LIVING/DINING KITCHEN \* INTEGRATED GARAGE \* LANDSCAPED GARDENS \*

Occupying a much sought after residential location and providing superb 'ready to move into' accommodation, is this executive modern detached house.

Boasting high quality fixtures & fittings throughout and benefits from gas central heating, upvc double glazing and alarm system. The family sized accommodation briefly comprises reception hall, lounge, fully fitted living/dining kitchen, utility, cloakroom/wc, four first floor bedrooms - master bedroom having en-suite shower room, plus a modern house bathroom with white suite.

To the outside there is a driveway proving off-road parking leading to an integral garage, together with a landscaped rear garden with extensive patio and summer house.

Viewing is highly recommended.







## Reception Hall

## Cloakroom/WC

With low suite wc.

## Lounge

10'9" x 17'4" (3.28m x 5.28m)

With radiator.

## Living/Dining Kitchen

17'8" x 25'6" (5.38m x 7.77m)

Modern fitted living/dining kitchen having a range of grey wall and base units incorporating central island with sink unit, integrated fridge.

## Dining Area

8' x 7'4" (2.44m x 2.24m)

With radiator.

## Utility

5'3" x 5'7" (1.60m x 1.70m)

With wall and base units incorporating plumbing for auto washer, radiator.

## First Floor Landing

## Bedroom One

11'1" x 12'7" (3.38m x 3.84m)

With modern fitted wardrobes, radiator. En-Suite Shower Room;

## En Suite Shower Room

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

## Bedroom Two

11'6" x 10'8" (3.51m x 3.25m)

With built in wardrobes.

## Bedroom Three

12'2" x 8'2" (3.71m x 2.49m)

With fitted wardrobes and radiator.





### Bedroom Four

11'8" x 7'6" (3.56m x 2.29m)

With radiator.

### Bathroom

Three piece modern white suite, tiled walls and heated towel rail.

### Exterior

To the outside there is a driveway leading to integral garage, together with a landscaped rear garden with lawn, extensive patio and summer house.

### Directions

From our office in Idle village continue straight up The High St, at the top turn left onto Highfield Rd, right onto Green Ln, left onto Sandhill Fold.

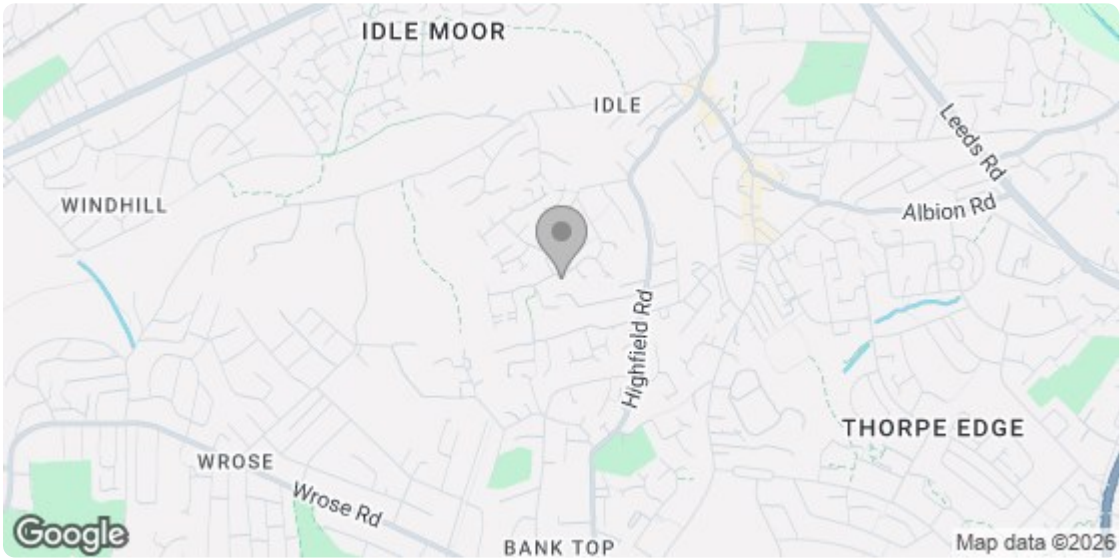
### TENURE

FREEHOLD

### Council Tax Band

E / Bradford





| Energy Efficiency Rating                       |         |                         |
|------------------------------------------------|---------|-------------------------|
|                                                | Current | Potential               |
| Very energy efficient - lower running costs    |         |                         |
| (92 plus) A                                    |         | 84                      |
| (81-91) B                                      |         |                         |
| (69-80) C                                      | 71      |                         |
| (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 (CO <sub>2</sub> ) 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](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)



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

