

# Ornella's Estates

PROUDLY INDEPENDENT



113 Bradford Road

Idle, Bradford, BD10 8SX

Price £225,000



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## INTRODUCTION

New to Market – Beautifully Presented Home in Idle

Situated in a sought-after location in Idle, this beautifully presented three-bedroom home offers exceptional kerb appeal and stylish living throughout. Whether you're a first-time buyer or looking to downsize, this property is the perfect choice.

Beyond the double gates, a generous driveway provides ample off-street parking. The attractive front garden is mainly laid to lawn, complemented by well-stocked flowerbeds and mature shrubbery, creating a warm and welcoming first impression.

Step inside to discover a light and inviting entrance hallway, leading into a stunning bay-fronted family lounge—ideal for cosy evenings in. The heart of the home is the open-plan, modern fitted kitchen, complete with integral appliances and space to dine and entertain.

Upstairs, you'll find three bedrooms and a stylish house bathroom, all beautifully maintained and ready to move straight into.

The rear garden is a true highlight—private, child-friendly and immaculately kept. Enjoy summer evenings on the paved patio seating area, overlooking the lush lawn bordered by colourful flowers, mature trees, and shrubs. There's also a garden shed and a garage, perfect for additional storage.

This home really does tick all the boxes—early viewing is highly recommended!

## WHAT OUR VENDOR SAY

We've had some truly special years in our first home. From the moment we viewed it, it felt bright, welcoming, and like the right place to start our family. And that's exactly what we did—building a life and making memories that we'll always carry with us.

The garden has been a quiet, private space where we've enjoyed many peaceful moments, and the location has been ideal—just a short walk to Idle village centre, with its great mix of shops, restaurants, and bars.

## LOCATION

Idle Village is a charming and well-connected area that perfectly blends traditional village character with modern convenience. Surrounded by picturesque countryside, it offers an array of scenic

walks right on the doorstep—ideal for weekend strolls or family adventures. The village itself boasts a friendly community atmosphere with a variety of independent shops, cosy cafés, and popular restaurants and pubs, giving it a lovely, vibrant feel. Families are well catered for, with excellent local nurseries and highly regarded primary schools such as Idle C of E Primary and Blakehill Primary. For older children, the area is served by reputable secondary schools including Immanuel College and Benton Park. Commuters will appreciate the superb transport links, with regular bus services and nearby train stations at Apperley Bridge and Shipley offering easy access to Leeds, Bradford, and beyond. Whether you're looking for a peaceful lifestyle or a convenient location, Idle offers the best of both worlds.

## HOW TO FIND THE PROPERTY

SAT NAV BD10 8SX

## APPROACH

As you approach this stunning home, it immediately become apparent the kerb appeal it offers. Comprising:

## ENTRANCE HALLWAY

As you enter this lovely home, you get that warm welcoming feeling. Comprising composite entrance door to the side elevation. Upvc double glazed window to the side elevation. Stairs to first floor. Covling to ceiling. Double radiator. Doors leading to:

## STUNNING AND BEAUTIFULLY PRESENTED FAMILY LOUNGE

14'4" into bay x 14'7" (4.37 into bay x 4.45)

Offering warmth and charm, this lovely family lounge comprises Upvc double glazed windows to the front elevation bay. Upvc double glazed window to the side elevation. Inglenook wood burning stove. Double radiator. TV point.

## OPEN PLAN MODERN KITCHEN/DINER

17'5" x 10'4" (5.31 x 3.15)

Great for entertaining family and friends. With a wide range of beautifully fitted wall and base units with underlighting and contemporary worksurfaces over. Integral electric oven and Bosch induction hob. Stainless steel extractor fan over. Part tiled walls, Tiled floors. Upvc double glazed windows and French doors leading into the rear garden. Velux windows and inset spot lights allowing ample natural light. Modern double upright radiator. Storage room with plumbing for washing machine and point for dryer.

## FIRST FLOOR

Tel: 01943 661506

## LANDING AREA

Comprising Upvc double glazed window to the rear elevation. Access to loft. Doors leading to:

## MASTER BEDROOM

13'5" into bay x 9'6" (4.11 into bay x 2.90)

This is a lovely double bedroom comprising Upvc double glazed windows to the front elevation bay window. Double radiator. Coving to ceiling. TV point.

## BEDROOM.2.

12'4" x 6'11" (3.78 x 2.11)

Comprising Upvc double glazed window to the rear elevation overlooking the stunning garden. Single radiator.

## BEDROOM.3.

10'7" x 5 (3.23m x 1.52m)

Comprising Upvc double glazed window to the front elevation. Single radiator.

## HOUSE BATHROOM

7'5 x 4'7" (2.26m x 1.40m)

Briefly comprising Upvc double glazed window to the side elevation. Panelled bath with thermostatic shower over. Low level w.c. Wash hand basin. Inset spotlights. Extractor fan. Part tiled walls. Tiled floors. Radiator. Fitted cupboard.

## OUTSIDE

### DRIVEWAY AND PARKING

Access via double gates, leading to this pebbled driveway, providing ample off street parking.

### FRONT GARDEN

This lovely property is accessed via a single gate onto a paved walkway, leading to a further gate and entrance door. The garden is mainly lawned with an abundance of flowers and shrubbery.

## REAR GARDEN

The rear garden is a true highlight—private, child-friendly and immaculately kept. Enjoy summer evenings on the paved patio seating area, overlooking the lush lawn bordered by colourful flowers, mature trees, and shrubs. There's also a garden shed and a garage, perfect for additional storage. GREAT FOR ENTERTAINING FAMILY AND FRIENDS.

## ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

## PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

## MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

## BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



## Road Map



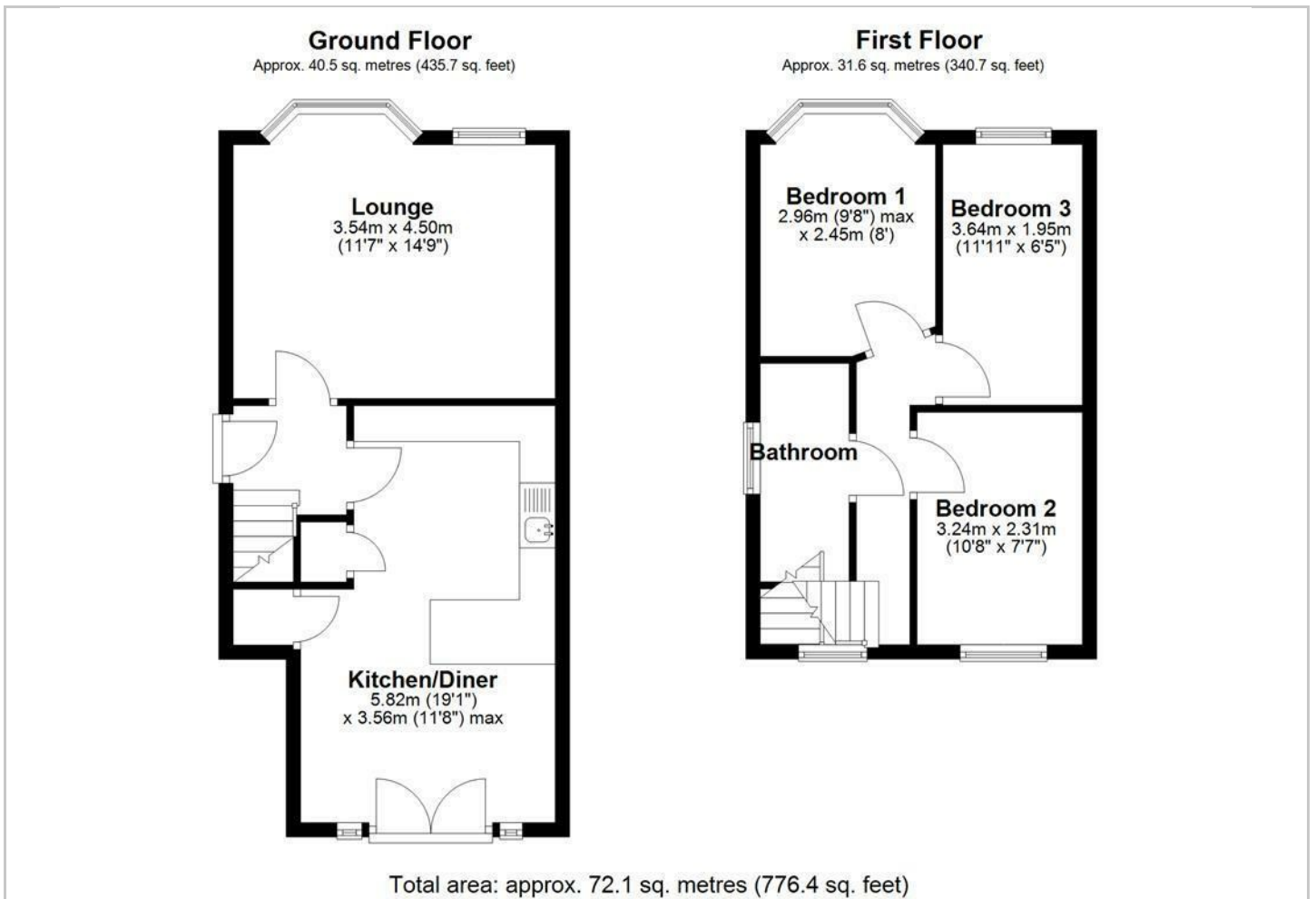
## Hybrid Map



## Terrain Map



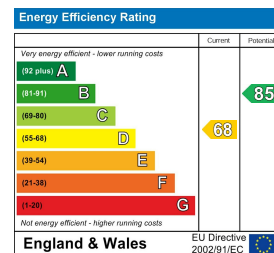
## Floor Plan



## Viewing

Please contact our Ornela's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.