Sugdens
Sales & Lettings

Myers Close, Idle

Reduced To £299,950

* END TOWN HOUSE * FOUR BEDROOMS * OVER THREE FLOORS * THREE BATH/SHOWER ROOMS *
* TWO RECEPTION ROOMS * IMMACULATELY PRESENTED * GARDEN * PARKING * NO CHAIN *

This immaculately presented four/five bedroom end town house offers an exceptional blend of space, style and versatility. Occupying a sought after residential location close to local amenities, reputable schools, and excellent transport links.

Thoughtfully designed over three floors, the spacious family accommodation includes a garage conversion currently used as a sitting room (could be used as a fifth bedroom, home office or playroom).

The property further benefits from a modern fitted kitchen, contemporary house bathroom and an en- suite shower room to the principal bedroom.

Externally, a block-paved driveway provides off-street parking for two vehicles. To the rear is a private, tiered garden featuring Indian stone steps, wrought iron balustrades, a composite decking area ideal for outdoor entertaining, an external water tap and a rear gate providing access to additional parking.

A superb family home offering generous and adaptable living space throughout.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

Entrance Hall
With radiator and storage cupboard.

Cloakroom/WC
Modern two piece suite comprising low suite wc, vanity wash basin, radiator.

Sitting Room / Garage Conversion
16' x 7'7" (4.88m x 2.31m)
With radiator and double glazed window. (Could be utilised as a fifth bedroom/play room/office, etc).

Breakfast Kitchen
14'5" x 11'9" (4.39m x 3.58m)
Modern fitted kitchen having a range of wall and base units incorporating sink unit, integrated fridge/freezer, dishwasher, microwave, quartz work surfaces, breakfast bar, radiator, understairs storage and double glazed window.

First Floor

Lounge
16'1" x 16'4" (4.90m x 4.98m)
With radiator and double glazed window.

Bedroom Three
11'6" x 7'7" (3.51m x 2.31m)
With radiator and double glazed window.

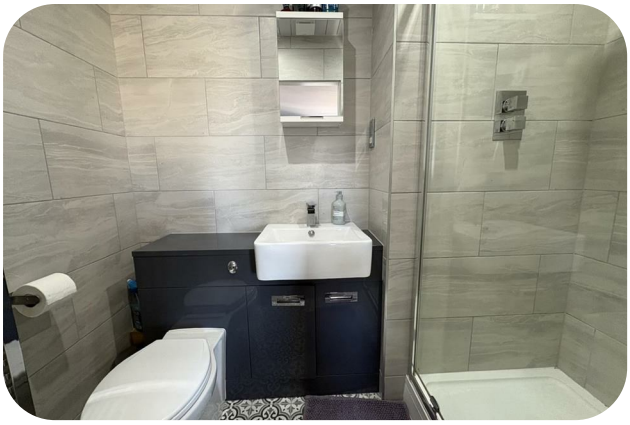
Bedroom Four
10'3" x 6'5" (3.12m x 1.96m)
With radiator and double glazed window.

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

Second Floor

Bedroom One
14'8" x 11'7" (4.47m x 3.53m)
With built in wardrobe, radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room
Modern three piece suite comprising shower cubicle, vanity sink unit, radiator and extractor fan.



Bedroom Two
14'6" x 10'3" (4.42m x 3.12m)
With radiator and double glazed window.

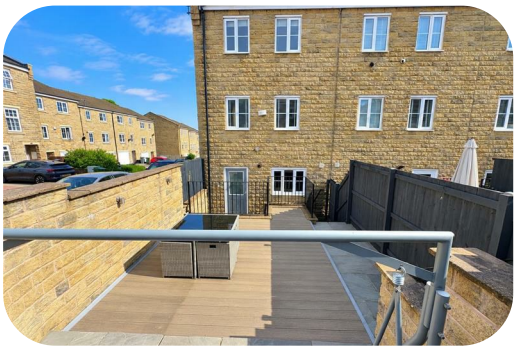
Bathroom
Modern three piece suite comprising panelled bath, wash basin, radiator and extractor fan.

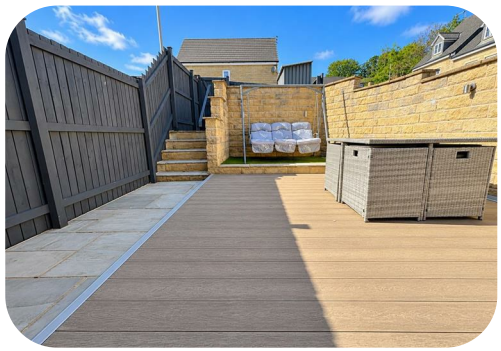
Exterior
To the outside there is an enclosed tiered rear garden with Indian stone patio and composite decking area. Together with block paved driveway providing off-road parking.

Directions
From our office in Idle village take the right onto New Street, turn left onto Myers Cl, turn left to stay on Myers Close.

TENURE
FREEHOLD

Council Tax Band
D / Bradford





Myers Close, BD10

Approximate Gross Internal Area = 131.8 sq m / 1419 sq ft
(Excluding External Store)

Illustration for identification purposes only, measurements are approximate,
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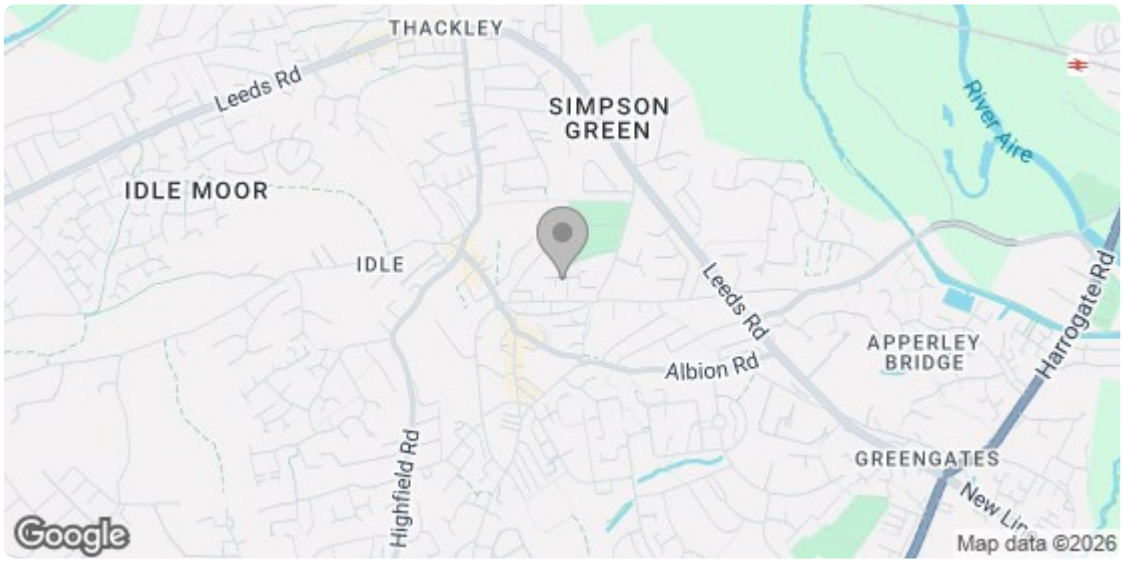

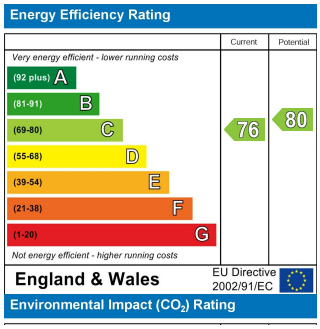

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