



New Street, Idle,

£260,000

- * MODERN SEMI DETACHED * THREE BEDROOMS * THREE STOREY * IMMACULATE *
- * TWO BATH/SHOWER ROOMS * MODERN FIXTURES/FITTINGS * GARAGE *
- * FAMILY SIZED ACCOMMODATION * PARKING * VIEWING A MUST!!! *

Situated close to Idle village, is this delightful three bedroom, three storey modern semi detached house.

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

The spacious accommodation briefly comprises reception hall, lounge, modern fitted dining kitchen, cloakroom/wc, two first floor bedrooms and modern house bathroom, together with a master bedroom suite to the second floor with dressing area and en-suite shower room.

To the outside there are landscaped gardens, driveway and garage.



Reception Hall

Cloakroom/WC

With low suite wc, wash basin, radiator.

Lounge

16'4" x 12'10" (4.98m x 3.91m)

With radiator, upvc French doors, store cupboard.

Kitchen

12'8" x 6'1" (3.86m x 1.85m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas hob, double oven, fridge freezer, dishwasher, granite work tops.

First Floor Landing

Bedroom Two

11'1" x 13'1" (3.38m x 3.99m)

With radiator.

Bedroom Three

11'4" x 13'2" (3.45m x 4.01m)

With radiator, built in cabin bed.

Bathroom

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

Second Floor

Bedroom One

12'10" x 10'3" (3.91m x 3.12m)

With built in wardrobes, radiator. En-Suite;

Dressing Room

With built in wardrobes and radiator.

En Suite

Modern three piece white suite, part tiled walls, heated towel rail.

Directions

From our office in Idle village take the right onto New Street and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

D / Bradford



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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(91-91) A		
(69-80) C			(81-91) B		
(55-68) D			(69-90) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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