



Quarry Park, Idle

Offers Over £265,000

*** REDUCED *** REDUCED *** REDUCED ***

- * END TOWN HOUSE * THREE BEDROOMS * AVANT BUILT 2019 *
- * SOUGHT AFTER LOCATION * QUALITY FIXTURES/FITTINGS * NHBC WARRANTY REMAINING *
- * GARDENS * PARKING * OPEN PLAN LIVING/DINING KITCHEN *

This modern three bedroom end town house occupies one of Idle's premier locations and offers fantastic 'ready to move into' accommodation.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, cloakroom/wc, stunning open plan lounge/dining kitchen with integrated appliances. To the first floor there are three bedrooms - master bedroom having en-suite shower room, plus a lovely modern house bathroom with white suite.

To the outside there are gardens and driveway parking.





Entrance

With radiator.

Cloakroom/WC

With low suite wc, wash basin and part tiled walls.

Lounge/Diner/Kitchen

28'3" narrowing to 21'4" x 16'9" (8.61m narrowing to 6.50m x 5.11m)

Lounge Area has bi-fold doors and radiator.

Dining Area has a radiator, utility cupboard with plumbing for auto washer.

Kitchen Area is fitted with a modern range of wall and base units incorporating stainless steel sink unit, integrated fridge, freezer, dishwasher, double oven and hob, radiator.

First Floor Landing

With radiator.

Bedroom One

13'5" max x 9'2" (4.09m max x 2.79m)

With radiator and built in modern wardrobes. En Suite Shower Room;

En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, hand basin, heated towel rail.

Bedroom Two

9'9" x 9'1" (2.97m x 2.77m)

With radiator.

Bedroom Three

9'5" x 7'4" (2.87m x 2.24m)

With radiator.

Bathroom

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

Exterior

To the outside there is a lawned garden to the front, driveway to the side for two cars, together with an enclosed garden to the rear with Indian stone patio, two decks and a small gravelled area.





Directions

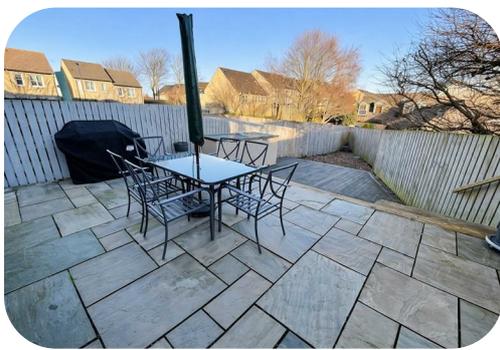
From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street and continue to the top, here take the left onto Highfield Road, take the right up Green Lane and continue for a third of a mile before taking the right onto Sandhill Fold, proceed up Sandhill Fold onto the new development before taking the left onto Quarry Park where the property will be seen displayed via our For Sale board.

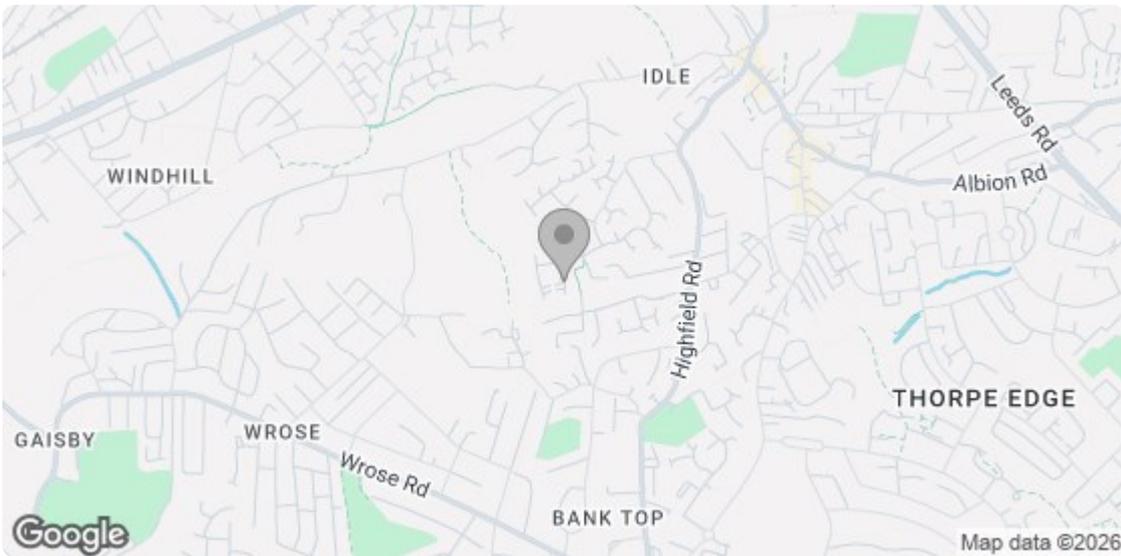
TENURE

FREEHOLD

Council Tax Band

C / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 (CO₂) 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
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk



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

