



## Sherborne Road, Idle

£270,000

- \* MATURE SEMI DETACHED \* FOUR BEDROOMS \* TWO RECEPTION ROOMS \* THREE FLOORS \*
- \* TWO BATHROOMS \* LARGE KITCHEN \* GARDENS \* DRIVE \* GARAGE \* FRONT VIEWS \*
- \* POPULAR LOCATION \* CLOSE TO HIGHLY REGARDED PRIMARY & SECONDARY SCHOOLS \*

A fantastic opportunity for a growing family to purchase this delightful four bedroom traditional style semi detached house. Available with no onward chain, benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining/sitting room, fitted kitchen, basement cellar, three first floor bedrooms and a four piece house bathroom, together with a master bedroom to the second floor with en-suite bathroom.

To the outside there are gardens, driveway and garage.





### Reception Hall

With radiator and oak flooring.

### Lounge

13'5" x 14'5" (4.09m x 4.39m)

With a coal effect gas fire in feature fireplace surround, radiator and corniced ceiling.

### Kitchen

20'2" x (6.15m x )

Pear wood fitted kitchen having a range of wall and base units incorporating laminated sink unit, range style cooker, integrated fridge, freezer, dishwasher, part tiled walls and radiator.

### Dining/Sitting Room

15' x 12' (4.57m x 3.66m)

Having a coal effect gas fire in feature fireplace surround, oak flooring, radiator.

### Cellar

### First Floor Landing

#### Bedroom One

14'6" x 13'4" (4.42m x 4.06m)

With radiator.

#### Bedroom Two

15'3" x 12' (4.65m x 3.66m)

With a cast iron fireplace and radiator.

#### Bedroom Three

9'4" x 10'9" (2.84m x 3.28m)

With radiator.

### Bathroom

Four piece suite, part tiled walls and heated towel rail.

### Second Floor Landing

Office area.





**Bedroom Four / Master Bedroom**

12'2" x 19'7" (3.71m x 5.97m)

With two radiators and fitted wardrobes. En-Suite Bathroom;

**En Suite Bathroom**

Three piece suite, part tiled walls.

**Exterior**

To the outside there are gardens to both front and rear, driveway parking and garage.

**Directions**

From our office in Idle village proceed straight up The High St, at the top take the right onto Town Ln, turn left onto Sherborne Rd and the property will be seen displayed via our For Sale board.

**TENURE**

FREEHOLD

**Council Tax Band**

D / Bradford



# Sherborne Road, BD10

Approximate Gross Internal Area = 173.2 sq m / 1864 sq ft  
 Garage = 12.1 sq m / 130 sq ft  
 Total = 185.3 sq m / 1994 sq ft

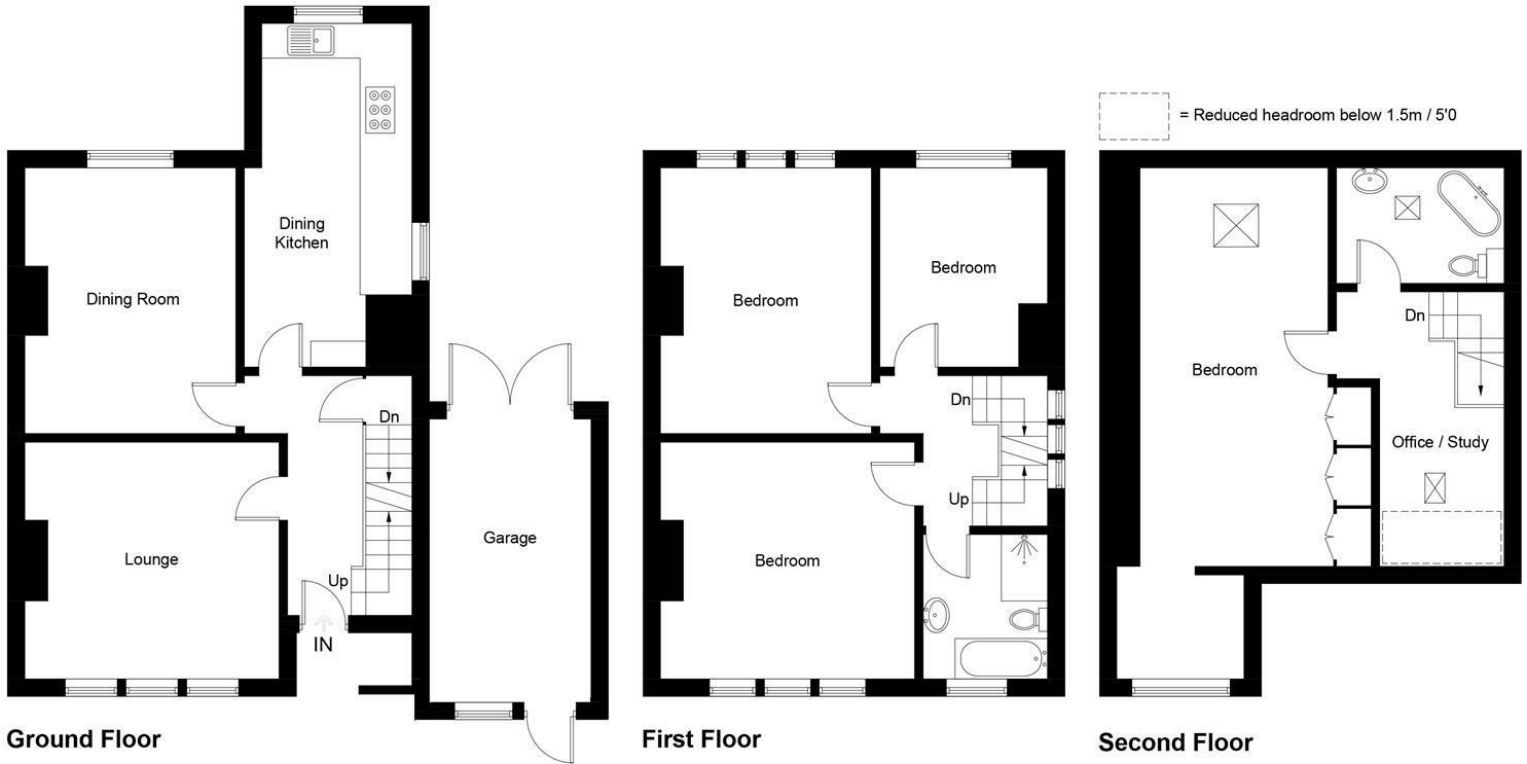
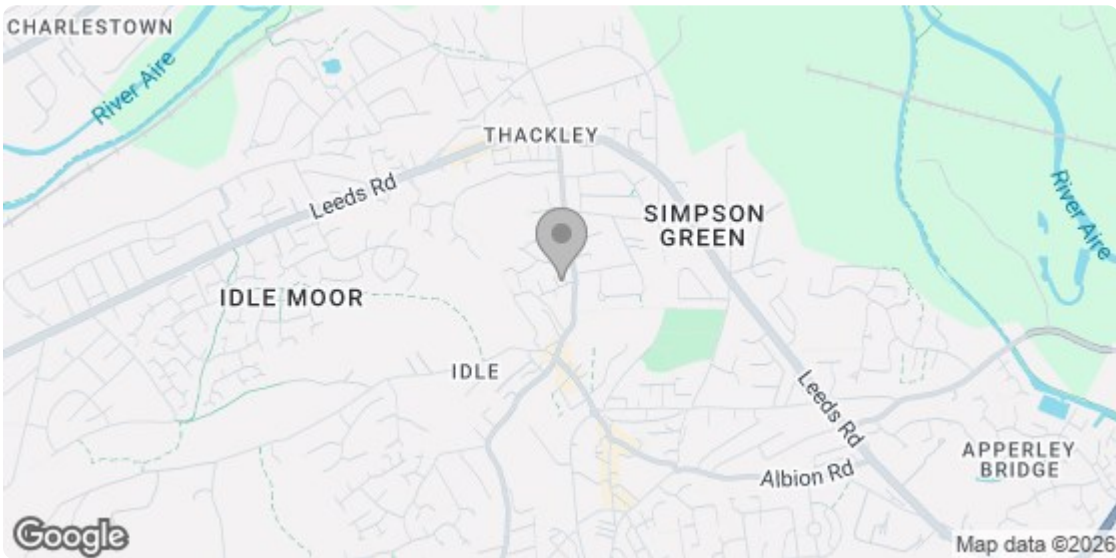


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1292557)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	71
<b>England &amp; Wales</b>		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

