



## Sandhill Fold, Idle

**£465,000**

\* STUNNING DETACHED HOUSE \* FIVE BEDROOMS \* THREE BATH/SHOWER ROOMS \*  
\* THREE RECEPTION ROOMS \* CONSERVATORY \* IMMACULATE THROUGHOUT \* NO CHAIN \*  
\* LANDSCAPED GARDENS \* PARKING \* FAMILY SIZED \* SOUGH AFTER LOCATION \*

Providing 'ready to move into' accommodation and available with no onward chain, is this delightful five bedroom detached house.

Occupying a desirable location and benefits from gas central heating, upvc double glazing and alarm system.

The property briefly comprises reception hall, lounge, dining room, conservatory, sitting room, modern breakfast kitchen, utility, cloakroom/wc, to the first floor there are five bedrooms - two having en-suite shower rooms, plus a lovely modern house bathroom.

To the outside there is ample driveway parking and an enclosed landscaped rear garden.

Viewing is highly recommended.





### **Entrance Hall**

With radiator and understairs storage.

### **Cloakroom/WC**

Two piece suite comprising low suite wc, vanity sink unit.

### **Breakfast Kitchen**

17'1" x 11'7" (5.21m x 3.53m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, integrated dishwasher, wine cooler, fridge/freezer, breakfast bar, feature radiator, French doors and double glazed window.

### **Utility**

Modern fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer, tiled splashback, radiator, plumbing for auto washer.

### **Lounge**

18'4" x 10'11" (5.59m x 3.33m)

With living flame gas fire in fireplace surround, radiator and double glazed window.

### **Dining Room**

11'8" x 9'3" (3.56m x 2.82m)

With radiator, double glazed window and French doors.

### **Conservatory**

Recently updated with new windows and solid roof. With electric heater and French doors to rear garden.

### **Sitting Room**

17'1" x 7'11" (5.21m x 2.41m)

With radiator and double glazed window.

### **First Floor**

#### **Bathroom**

Modern three piece suite comprising panelled bath, low suite wc, vanity sink unit, tiled walls and floor, double glazed window and radiator.

#### **Bedroom One**

12'3" x 10'10" (3.73m x 3.30m)

With built in wardrobe, radiator and double glazed window. En-Suite Shower Room;

#### **En Suite Shower Room**

Modern three piece suite comprising walk-in shower, low suite wc, vanity sink unit, tiled walls and floor, towel radiator and double glazed window.

#### **Bedroom Three**

15'10" x 8'9" (4.83m x 2.67m)

With radiator and double glazed window.

#### **Bedroom Five**

8'9" x 6'6" (2.67m x 1.98m)

With fitted wardrobe and dressing table, radiator and double glazed window.

#### **Bedroom Two**

11'3" x 10'3" (3.43m x 3.12m)

With radiator, double glazed window and fitted wardrobe. En-Suite Shower Room;





#### En Suite Shower Room

Three piece suite comprising walk-in shower, low suite wc, vanity sink unit, radiator and extractor fan.

#### Bedroom Four

11'5" x 8'10" (3.48m x 2.69m)

#### Exterior

To the outside there is ample driveway parking and an enclosed landscaped rear garden.

#### Directions

From our office in Idle village continue straight onto High St, turn left onto Highfield Rd, right onto Green Ln, left onto Sandhill Fold and the property will be seen displayed via our For Sale board.

#### TENURE

FREEHOLD

#### Council Tax Band

F / Bradford

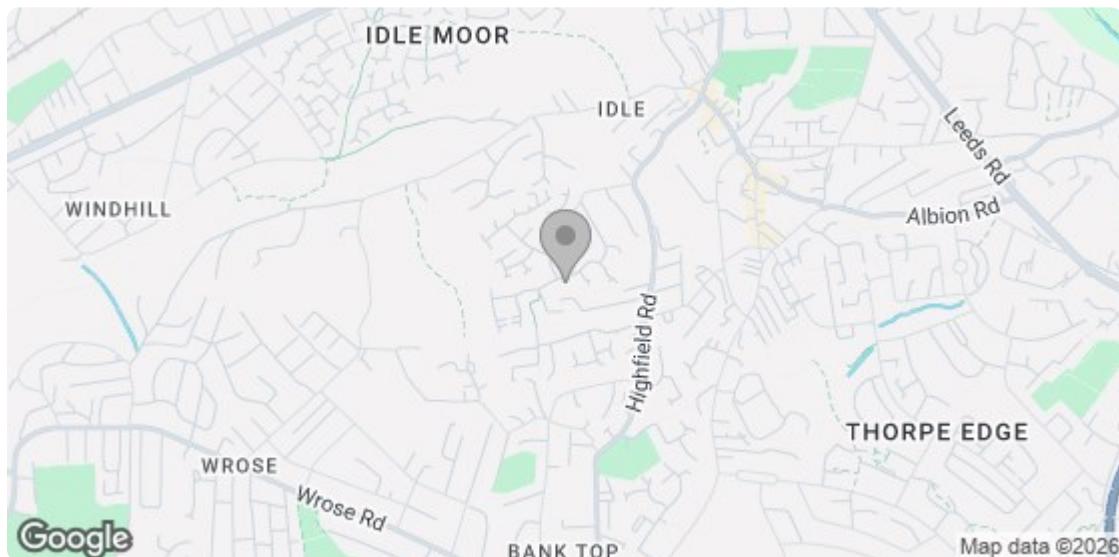


# Sandhill Fold, BD10

Approximate Gross Internal Area = 173.1 sq m / 1863 sq ft  
(Including Storage)



Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1267092)



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		76	80
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@sugdensestates.co.uk](mailto:idle@sugdensestates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensestates.co.uk](mailto:queensbury@sugdensestates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensestates.co.uk](mailto:cleckheaton@sugdensestates.co.uk)

website [www.sugdensestates.co.uk](http://www.sugdensestates.co.uk)