



Sandhill Fold, Idle

£315,000

* MODERN DETACHED * THREE BEDROOMS * TWO BATH/SHOWER ROOMS * SOUGHT AFTER AREA *

* LARGE LANDSCAPED GARDENS * MODERN KITCHEN WITH INTEGRAL APPLIANCES *

Providing stunning 'ready to move into' accommodation on a popular cul-de-sac setting, is this delightful three bedroom detached house.

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

The property briefly comprises reception hall, lounge, dining kitchen, cloakroom/wc, three first floor bedrooms - master bedroom having an en-suite shower room, plus a modern house bathroom with white suite.

To the outside there are good sized enclosed gardens with driveway parking.

Viewing is highly recommended.





Reception Hall

With coats cupboard and radiator.

Cloakroom/WC

With low suite wc and wash basin.

Lounge

9'9" x 13'1" (2.97m x 3.99m)

With radiator.

Dining Kitchen

16'3" x 9'9" (4.95m x 2.97m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric double oven and hob, integrated fridge freezer, dishwasher, radiator, bi-fold doors to rear garden.

First Floor Landing

With radiator.

Bedroom One

9' x 11'5" (2.74m x 3.48m)

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

En Suite Shower Room

Three piece suite, tiled walls and heated towel rail.

Bedroom Two

10'3" x 9'1" (3.12m x 2.77m)

With built in wardrobes and radiator.

Bedroom Three

7' x 9'4" (2.13m x 2.84m)

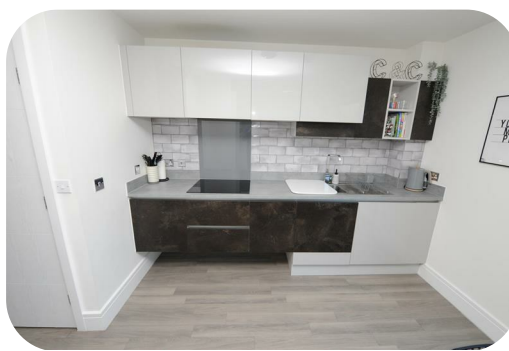
With radiator.

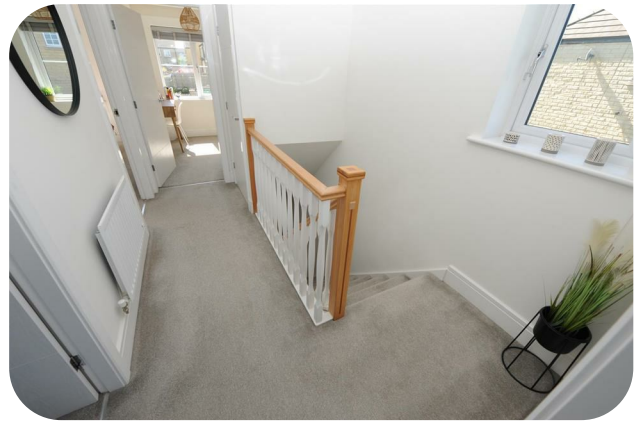
Bathroom

Three piece modern white suite.

Loft

Boarded. With light.





Exterior

To the outside there is a garden to the front, driveway parking and a larger enclosed landscaped garden to the rear with decking.

Directions

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

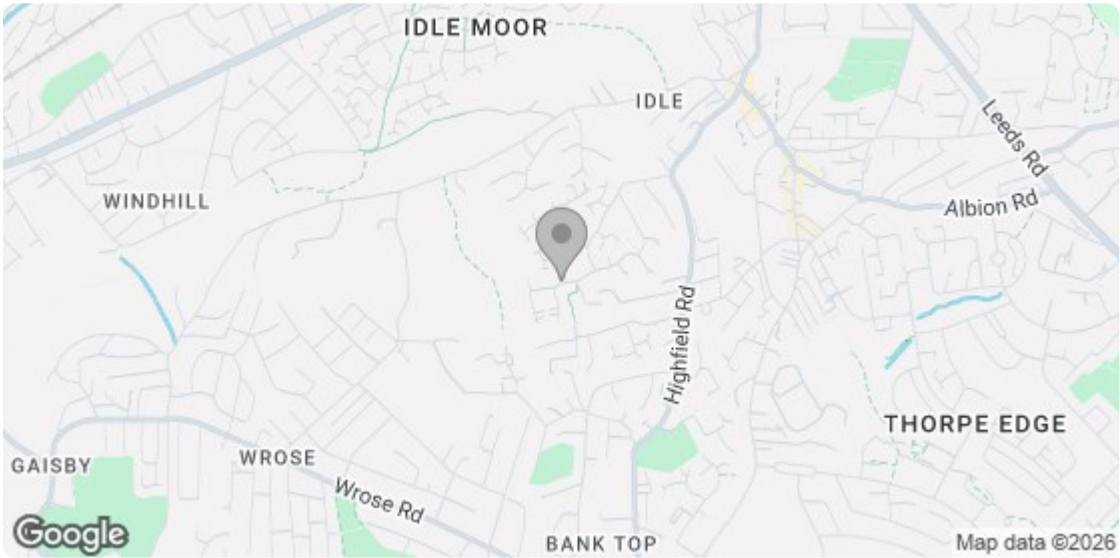
TENURE

FREEHOLD

Council Tax Band

D / Bradford





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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 (CO ₂) 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



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

