



Town Lane, Idle

Offers Over £435,000

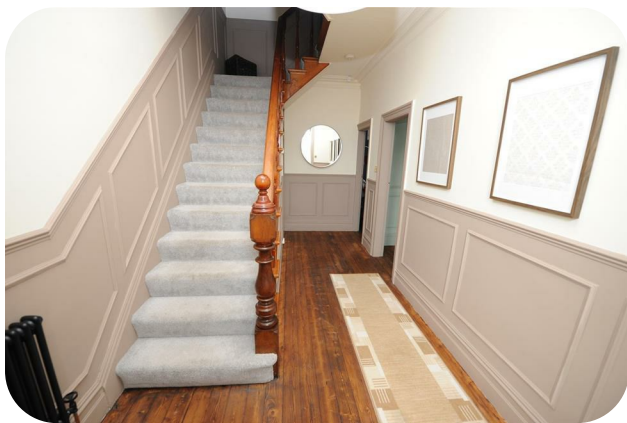
- * STONE BUILT SEMI * FOUR BEDROOMS * PRIVATE CUL-DE-SAC SETTING * RARE TO MARKET *
- * CHARACTER FEATURES * TWO RECEPTION ROOMS * TWO BATH/SHOWER ROOMS *
- * MODERN KITCHEN * LARGE GARDENS * PARKING *

Stunning family sized stone built four bedroom semi detached house occupying a delightful private cul-de-sac setting, just off the ever popular Town Lane.

Rare to the market and benefits from gas central heating, upvc double glazing, alarm system

The accommodation briefly comprises reception hall, lounge, sitting room, kitchen, extensive cellars, three first floor bedrooms - master bedroom having en-suite shower room, plus four piece house bathroom. To the second floor there is a good sized fourth bedroom. To the outside there are very large gardens with the potential to built a further dwelling (subject to relevant planning consents) and ample parking.





Entrance Hall

Spacious entrance hall with impressive staircase, wooden flooring, radiator and access to basement cellars.

Lounge

14'2" x 14'2" (4.32m x 4.32m)

With high ceiling, feature coving and ceiling rose, living flame gas fire in fireplace, radiator, upvc double glazed bay window, polished wood floorboards.

Dining Room

14'5" x 13'11" (4.39m x 4.24m)

With wood flooring, coving to ceiling and ceiling rose, two upvc double glazed windows and gas fire in feature fireplace with tiled inset and hearth, polished wood floorboards.

Kitchen

11'2" x 7'9" (3.40m x 2.36m)

Stylish fitted kitchen having a range of wall and base units incorporating ceramic sink unit, tiled splashback, electric oven and gas hob, extractor, plumbing for auto washer, integral dishwasher, space for a fridge freezer, wood effect flooring, ceiling spotlights and upvc double glazed door.

First Floor Landing

Bedroom One

14'5" x 12'3" (4.39m x 3.73m)

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

En Suite Shower Room

Modern three piece suite comprising walk-in shower, low suite wc, wash basin, tiled floor and part tiled walls.

Bedroom Two

14'3" x 14'1" (4.34m x 4.29m)

With upvc double glazed window and a feature radiator.

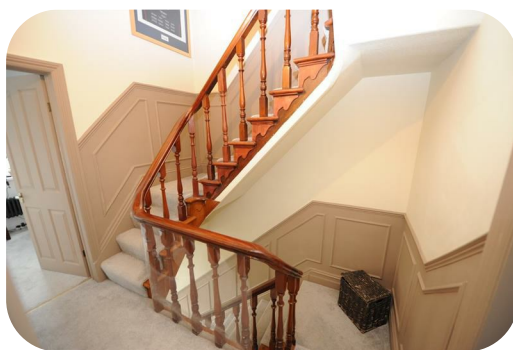
Bedroom Three

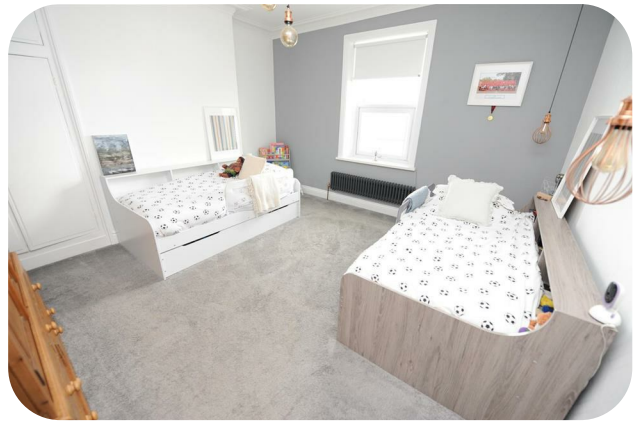
8'1" x 7'8" (2.46m x 2.34m)

With upvc double glazed window and feature radiator.

Bathroom

Four piece suite comprising roll top bath, shower cubicle, low suite wc, pedestal wash basin, tiled walls, radiator and upvc double glazed window.





Second Floor Landing

Bedroom Four

14'5" x 13'7" (4.39m x 4.14m)

With upvc double glazed window and radiator.

Exterior

To the outside there is parking to the rear, together with a larger than average rear garden with raised patio area.

Directions

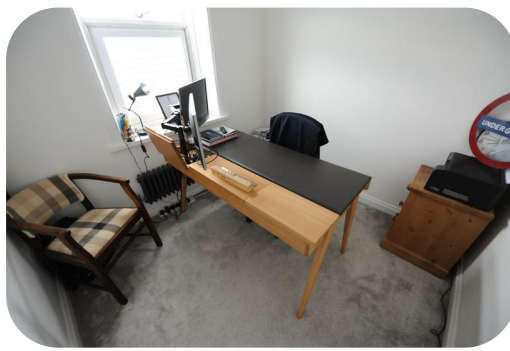
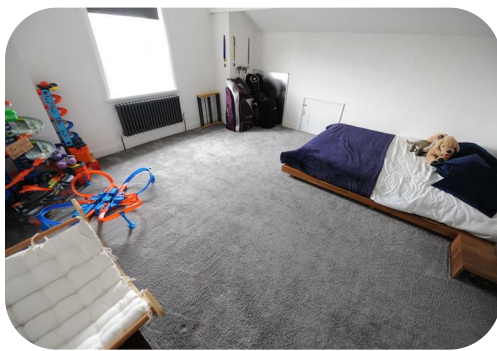
From our office in Idle village continue straight onto High St, turn right onto Town Ln, turn right onto the continuation of Town Lane and the property will be found at the bottom of the road.

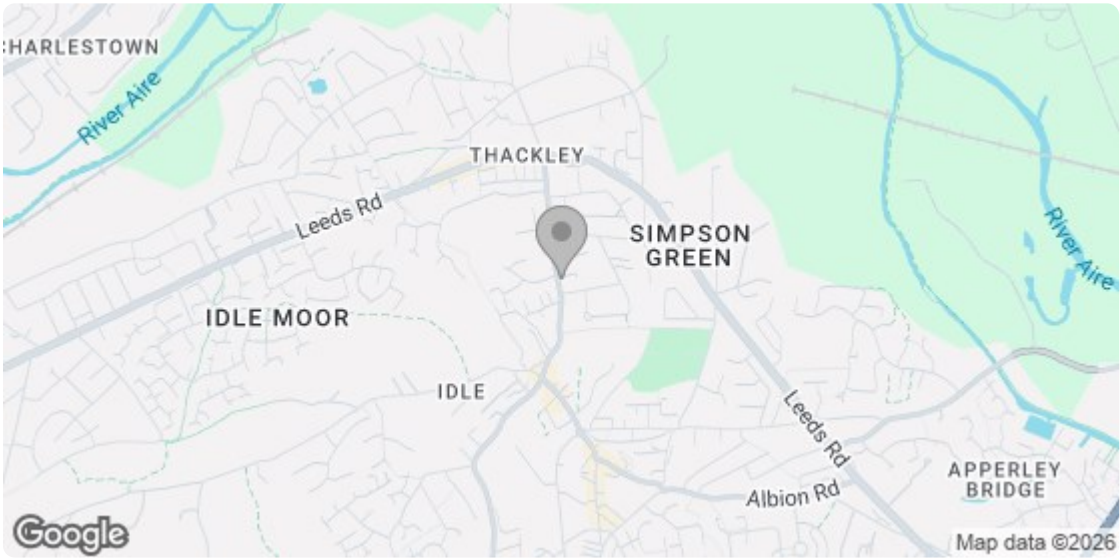
TENURE

FREEHOLD

Council Tax Band

C / Bradford





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(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

