



Sherborne Road, Idle,

£225,000

* END TERRACE * THREE BEDROOMS * CHARACTER FEATURES * PARKING *

* MODERN CREAM FITTED KITCHEN * POPULAR LOCATION * CUL-DE-SAC *

Offering fantastic family sized accommodation, is this delightful three bedroom end terrace.

The property benefits from gas central heating and upvc double glazing.

The characterful accommodation briefly comprises reception hall, lounge, dining room, fitted kitchen, three first floor bedrooms and a house bathroom.

To the outside there are resin gardens and parking.



Reception Hall

With radiator.

Lounge

13'2" x 12'6" (4.01m x 3.81m)

With gas fire in stone fireplace, radiator and exposed beams.

Kitchen

6'8" x 10'1" (2.03m x 3.07m)

Modern fitted kitchen having a range of cream wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls.

Dining / Sitting Room

12'6" x 12'3" (3.81m x 3.73m)

With laminated wood floor, radiator and upvc French doors to rear garden.

First Floor Landing

Bedroom One

12'4" x 11'1" (3.76m x 3.38m)

With radiator.

Bedroom Two

11'1" x 12'6" (3.38m x 3.81m)

With built in wardrobes and radiator.

Bathroom

Four piece suite, tiled walls and radiator.

Bedroom Three

6'10" x 9'6" (2.08m x 2.90m)

With radiator.

Exterior

To the outside there is a small garden to the front, resin patio garden to rear and parking.

Directions

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

TENURE

FREEHOLD

Council Tax Band

C / Bradford



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.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-----------|---|--|-----------|---|
| Current | Potential | Rating | Current | Potential | Rating |
| | | Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| | | (92-95) A | | | (92 plus) A |
| | | (81-91) B | | | (81-91) B |
| | | (69-80) C | | | (69-80) C |
| | | (55-68) D | | | (55-68) D |
| | | (39-54) E | | | (39-54) E |
| | | (15-38) F | | | (15-38) F |
| | | (1-14) G | | | (1-38) G |
| | | Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales EU Directive 2002/91/EC | | | England & Wales EU Directive 2002/91/EC | | |

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