



## Stockhill Road, Greengates

£600,000

\* STONE DETACHED \* SIX BEDROOMS \* THREE BATH/SHOWER ROOMS \* NO CHAIN \*  
\* TWO DOUBLE GARAGES \* POPULAR LOCATION \* AMPLE PARKING \*

A unique opportunity has arisen to purchase this individually built six bedroom detached house. Available with no onward chain, the property is accessed via private electric gates, the spacious accommodation is set over two floors. The property also benefits from solar panels.

To the outside there are good sized gardens with garages and outbuildings.





## Large Entrance Hall

### Lounge

19'4" x 16'1" (5.89m x 4.90m)

Bi-folding doors leading to the garden area.

### Kitchen

18'2" x 13'4" (5.54m x 4.06m)

Modern cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit and cooker range.

### Utility

6'1" x 13'8" (1.85m x 4.17m)

Having a range of wall and base units incorporating stainless steel sink unit and plumbing for auto washer.

### Bedroom One

13' x 8'3" (3.96m x 2.51m)

Built in wardrobes

### Shower Room

Comprising shower cubicle, vanity sink unit, low flush wc, tiled walls and floor.

### Bedroom Two

10'5" x 11'5" (3.18m x 3.48m)

Built in wardrobes.

### Bath / Wet Room

11'2" x 13'2" (3.40m x 4.01m)

Three piece suite with with H frame for hoist (ideal for someone with mobility issues)

### Office Space

11'2" x 14'2" (3.40m x 4.32m)

French door leading to side garden.

### Bedroom Three

10'5" x 10'7" (3.18m x 3.23m)

With built in microwave, fridge and sink unit.

### En Suite Shower Room

With shower cubicle, pedestal wash basin and wc.

### Bedroom Four

No access, room is locked.

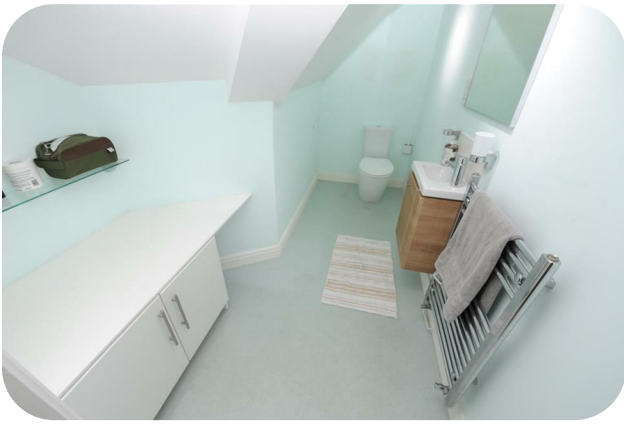
## First Floor

### Bedroom Five

12'2" x 10'4" (3.71m x 3.15m)

Fitted wardrobes and drawers.





### Bedroom Six

13'8" x 19'1" (4.17m x 5.82m)

### En Suite WC

Comprising low flush wc, pedestal washin and heated towel rail.

### Exterior

To the outside the property is accessed via electric gates to ample driveway parking. There is an extensive patio garden to the rear with a hot tub under an electrically opening slated roof, together with an oversized double detached garage, a second double garage and a stone outhouse. The property also benefits from solar panels.

### Directions

From our office in Idle village take the right onto New St, continue onto Apperley Rd, turn right onto Leeds Rd, left onto Stockhill Rd and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

F / Bradford

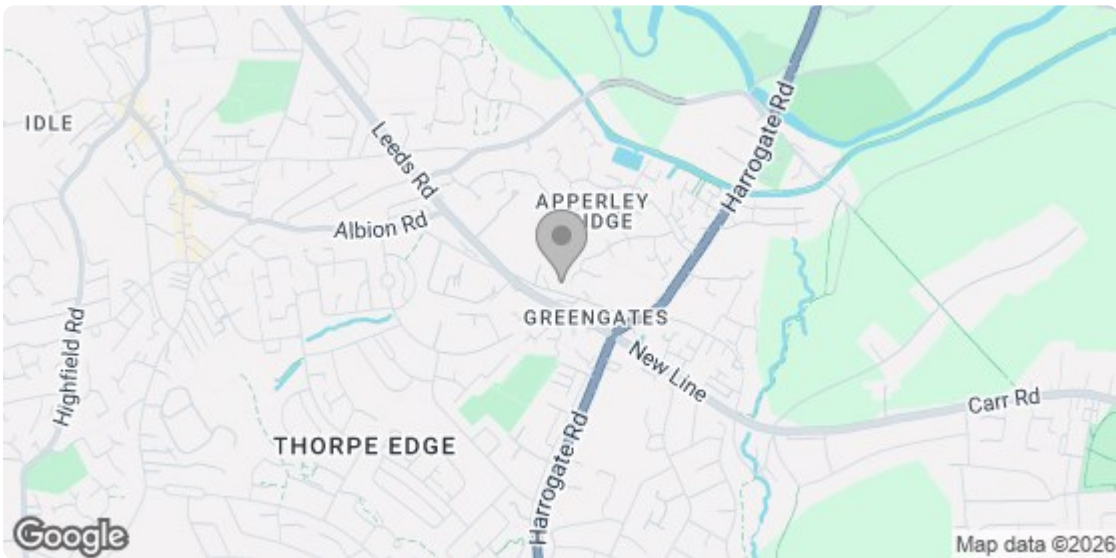


# Stockhill Road, BD10

Approximate Gross Internal Area = 304.2 sq m / 3274 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1291036)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		91	91
(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			
<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.

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