



## Highfield Road, Idle

**£289,950**

- \* SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* TRUE FAMILY HOME \*
- \* FRONT VIEWS \* TWIN GARAGES \* GOOD SIZED GARDENS \* CONSERVATORY \*
- \* MODERN KITCHEN & BATHROOM \* VERY WELL PRESENTED \*

Providing 'ready to move into' fabulous family sized accommodation, is this delightful traditional style semi detached house. Benefits from gas central heating, upvc double glazing and alarm system.

The spacious property briefly comprises entrance hall, lounge, modern fitted kitchen with integrated appliances, dining room, conservatory, three good sized bedrooms and a modern four piece house bathroom.

To the outside there are good sized gardens with patio, decking and twin garage.

Viewing is highly recommended.





### Entrance Hall

With radiator and store cupboard.

### Lounge

10'2" x 18'5" (3.10m x 5.61m)

With pebble effect gas fire, radiator, bay window, upvc French doors to rear garden.

### Kitchen

15'8" x 10'5" (4.78m x 3.18m)

Modern fitted kitchen having a range of grey wall and base units, stainless steel sink unit, stainless steel double oven and hob, dishwasher, fridge freezer, tiled floor, radiator.

### Dining Room

10'3" x 8' (3.12m x 2.44m)

With radiator.

### Conservatory

9'3" x 9'3" (2.82m x 2.82m)

### First Floor Landing

With store cupboard.

### Bedroom One

10'2" x 15'8" (3.10m x 4.78m)

With radiator.

### Bedroom Two

8'1" x 10'5" (2.46m x 3.18m)

With radiator.

### Bedroom Three

10'6" x 7'1" extending to 9'7" (3.20m x 2.16m extending to 2.92m)

With radiator.

### Bathroom

Modern four piece suite, part tiled walls and heated towel rail.





### Exterior

To the outside there is a good sized lawned garden to the front, lawned and patio garden to the rear and a twin garage.

### Directions

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

### TENURE

FREEHOLD

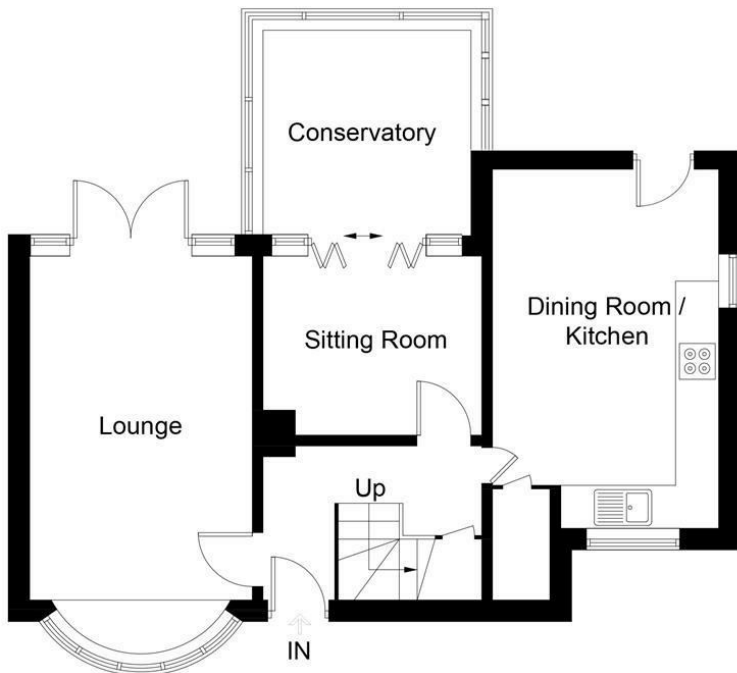
### Council Tax Band

D

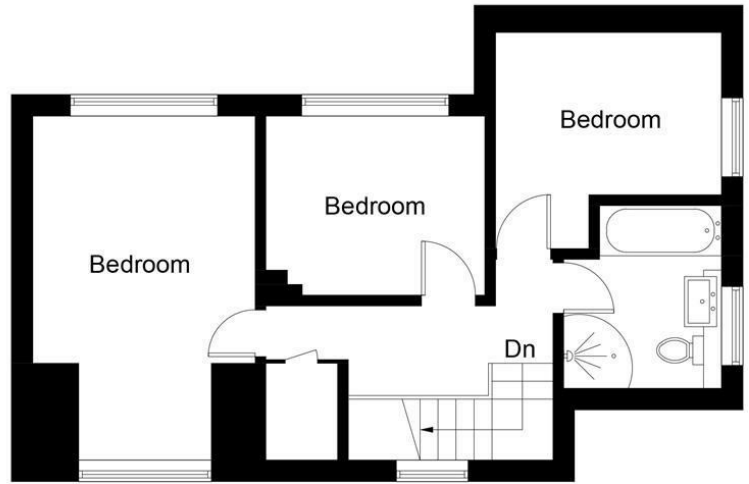


# Highfield Road, BD10

Approximate Gross Internal Area = 107.4 sq m / 1156 sq ft

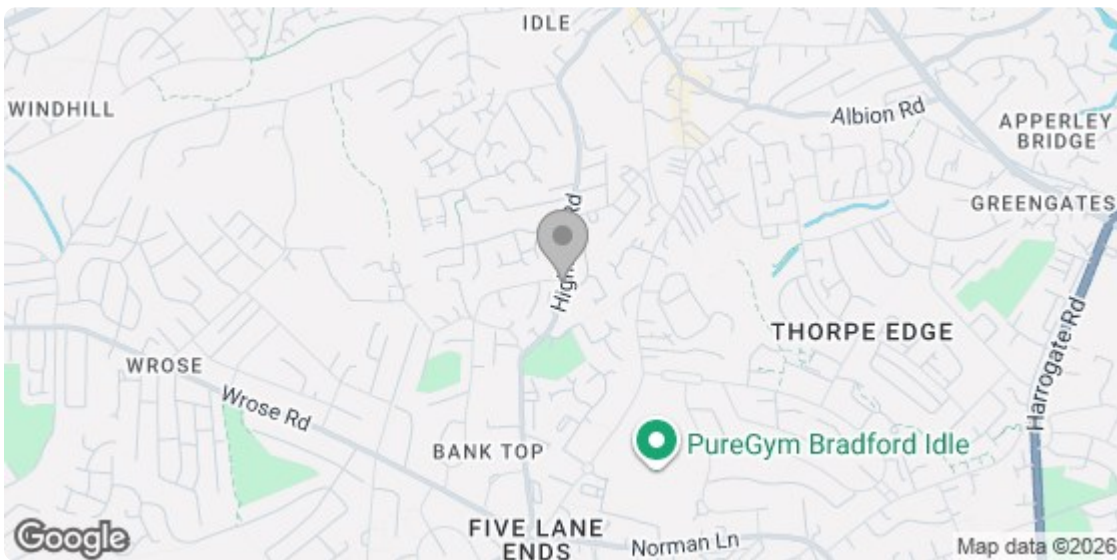


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1230544)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		74
(39-54) <b>E</b>	60	
(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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)

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



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

