Sugdens
Sales & Lettings

# The Grove, Idle,

## £259,950

* * LARGER THAN AVERAGE SEMI DETACHED * * THREE BEDROOMS * * TWO RECEPTION ROOMS * *
* * THREE FLOORS * * INTEGRAL GARAGE * * WELL PRESENTED * * GARDENS & PARKING * *

Occupying a cul-de-sac setting close to Idle village, is this delightful three bedroom spacious semi detached house. Benefits from gas central heating, upvc double glazing and alarm system.

The generous accommodation is set over three floors and briefly comprises entrance porch, reception hall, cloakroom/wc, lounge, dining room and fitted kitchen. The lower ground floor has a large utility, integrated garage and workshop. Three good sized bedrooms and a four piece house bathroom.

To the outside there are gardens, enclosed patio and driveway parking.

## Entrance Porch

## Reception Hall
Radiator.

## Dining Room
Radiator.

## Cloakroom
Low flush wc and wash basin.

## Lounge
14'8" x 11'8" (4.47m" x 3.56m")

## Lounge
Coal effect gas fire with feature fireplace surround.

## Kitchen
10'0" x 8'0" (3.05m" x 2.44m")
White wall and base units incorporating laminate sink unit, electric oven & induction hob and integrated dishwasher.

## Lower Floor

## Utility
11'4" x 9'10" (3.45m" x 3.00m")
Wall and base units incorporating laminate sink unit, plumbing for auto washer and radiator.

## First Floor Landing

## Bathroom
Four piece suite comprising shower cubicle, corner bath, pedestal wash basin, low flush wc, bamboo flooring and heated towel rail.

## Bedroom One
14'8" x 11'7" (4.47m" x 3.53m")
Fitted mirror wardrobes and radiator.

## Bedroom Two
11'4" x 10'5" (3.45m" x 3.18m")
Radiator.

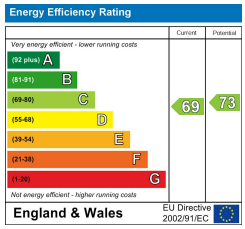
## Bedroom Three
9'5" x 8'6" (2.87m" x 2.59m")
Radiator.

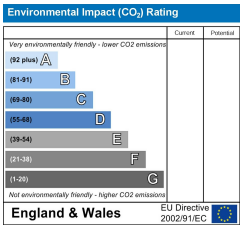
## Loft
Part boarded with pull down ladder.

## Exterior
Gardens to front together with an enclosed patio garden to rear with driveway parking and integral garage and workshop.

## Council Tax Band

## Tenure
FREEHOLD.




**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@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

rightmove
The Property Ombudsman
Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915
DPS The Deposit Protection Service