



**Sandhill Fold, Idle,**

**£310,000**

- \* MODERN SEMI DETACHED \* FOUR BEDROOMS \* THREE STOREY \*
- \* TWO BATH/SHOWER ROOMS \* ONE FANTASTIC HOME \* NHBC REMAINING \*
- \* SOUGHT AFTER LOCATION \* ADJOINS OPEN FIELDS \*

Built 2018 approximately, by Avant Homes, is this delightful four bedroom modern semi detached house.

The property occupies one of Idle's premier location and benefits from gas central heating, upvc double glazing and alarm system. The 'ready to move into' accommodation briefly comprises reception hall, cloakroom/wc, lounge, modern fitted kitchen and utility.

Two first floor bedrooms - master bedroom having en-suite shower room, together with two further bedrooms to the second floor and house bathroom.

To the outside there is parking for two cars, enclosed rear garden overlooking open fields.





## Reception Hall

## Cloakroom/WC

With low suite wc, wash basin and radiator.

## Lounge

16'1" x 13'5" (4.90m x 4.09m)

With upvc French doors to rear garden, radiator.

## Kitchen

10'6" x 9'8" (3.20m x 2.95m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas hob, double oven, integrated appliances, radiator.

## Utility

With plumbing for auto washer.

## First Floor Landing

Radiator.

## Bedroom One

9'5" max x 12'2" (2.87m max x 3.71m)

With radiator and built in wardrobes. En-Suite;

## En Suite

With three piece suite, part tiled walls and heated towel rail.

## Sitting Room/Bedroom Two

10'3" x 14'6" (3.12m x 4.42m)

With radiator.

## Second Floor Landing

Radiator.

## Bedroom Three

13'7" x 11'4" (4.14m x 3.45m)

Built in wardrobes and radiator.

## Bedroom Four

9'5" x 12'1" (2.87m x 3.68m)

Built in wardrobes and radiator.

## Bathroom

Three piece suite and heated towel rail.

## Exterior

Driveway to the front providing off street parking for two cars and EV charging point, together with an enclosed lawn and patio garden with shed to rear overlooking playing fields.

## Directions

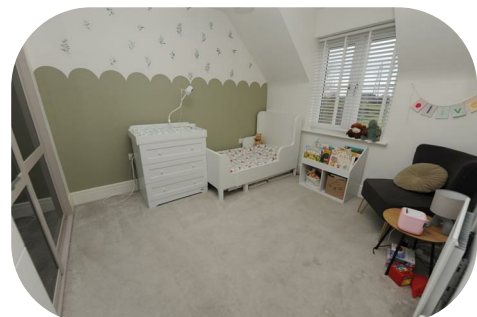
From our office in Idle village continue straight onto High St, turn left onto Highfield Rd, right onto Green Ln, left onto Sandhill Fold and the property will be seen displayed via our for Sale board.

## 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		95	(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		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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