



Cross Road, Idle

£450,000

**** STUNNING ** STUNNING ** STUNNING ****

Overlooking Idle recreation ground, is this executive four bedroom detached residence.

This well presented family home has potential to extend (planning permission was granted in 2008 and can be viewed on the Bradford planning website via ref 08/01090/FUL).

Situated on the Idle/Thackley border with well regarded schools nearby and a short drive away from Apperley Bridge train station. The property benefits from gas central heating, upvc double glazing, alarm system and briefly comprises reception hall, lounge, dining room, conservatory, lovely fitted kitchen with breakfast area, cloakroom/wc, utility, four good sized first floor bedrooms - master bedroom having en-suite shower room, together with a modern white house bathroom.

To the outside there are landscaped gardens with lawn, patio area, borders, ample off-road parking and a double garage. Internal viewing is essential.





Reception Hall

With laminated wood floor and radiator.

Lounge

16'2" x 10'9" (4.93m x 3.28m)

Having a log burning effect fire, bay window and radiator.

Kitchen

11'2" x 9' (3.40m x 2.74m)

Modern light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven, hob, cooker hood, integrated dishwasher, fridge freezer, radiator.

Dining Room

10'8" x 8'6" (3.25m x 2.59m)

With radiator and upvc French doors to conservatory.

Conservatory

12'3" x 8'3" (3.73m x 2.51m)

With laminated wood floor and access to rear garden.

Cloakroom/WC

With low suite wc, wash basin, tiled walls and heated towel rail.

Breakfast Area

9' x 7'2" (2.74m x 2.18m)

Modern light oak effect wall and base units, integrated fridge and freezer, radiator.

Utility

5'2" x 4'9" (1.57m x 1.45m)

With plumbing for auto washer.

First Floor Landing

With radiator.

Bedroom One

15' x 12' (4.57m x 3.66m)

With fitted wardrobes, drawers and dresser, laminated wood floor, radiator and bay window. En-Suite Shower Room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, wash basin, low suite wc, tiled walls, heated towel rail.

Bedroom Two

12'2" x 8'6" (3.71m x 2.59m)

With laminated wood floor and radiator.

Bedroom Three

10'10" x 9'7" (3.30m x 2.92m)

With laminated wood floor and radiator.





Bedroom Four

8'5" x 8' (2.57m x 2.44m)

With built in study/desk, drawers and wall displays.

Bathroom

Modern white house bathroom comprising panelled bath with shower & screen over, vanity sink unit, low suite wc, tiled walls and chrome heated towel rail.

Exterior

To the outside there is ample off-road parking to the front leading to a double garage, stunning larger enclosed garden to the rear with 'manicured' lawn, patio and borders, together with a shed to the side.

Directions

From our office in Idle village take the right at the roundabout at the bottom of the High Street into New Street, take the left into Cross Road and the property will shortly be seen on the right hand side displayed via our For Sale board.

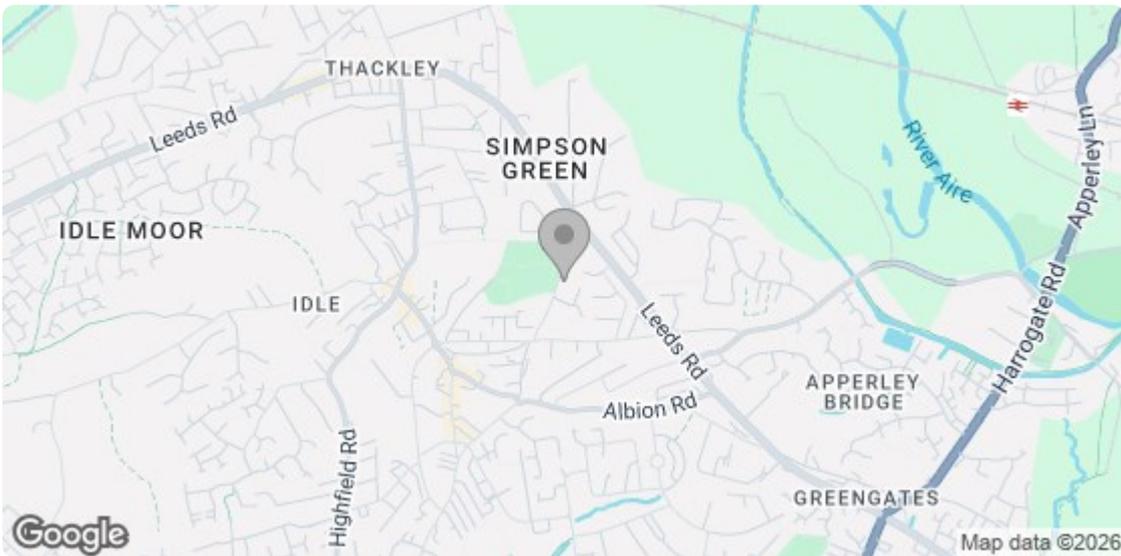
TENURE

FREEHOLD

Council Tax Band

E / Bradford





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		

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

website www.sugdensesstates.co.uk



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

