



Simpson Grove, Idle,

£230,000

* SEMI DETACHED BUNGALOW * TWO BEDROOMS * MODERN KITCHEN & BATHROOM *
* POPULAR CUL-DE-SAC * CONSERVATORY * GARDENS * DRIVE * GARAGE *

Providing two double bedroomed accommodation on a much sought after and desirable cul-de-sac, is this delightful semi detached bungalow.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, modern cream fitted kitchen, conservatory, two bedrooms and a modern house bathroom with white suite.

To the outside there are gardens, driveway and detached garage.



Reception Hall

With radiator.

Lounge

16'2" x 11'1" (4.93m x 3.38m)

With a cast iron coal effect gas fire in feature fireplace surround, radiator, patio doors to conservatory.

Kitchen

11'2" x 9'4" (3.40m x 2.84m)

Modern fitted kitchen having a range of cream wall and base units incorporating stainless steel sink unit, electric oven and hob, integrated fridge and auto washer, part tiled walls, radiator.

Conservatory

10'8" x 7'7" (3.25m x 2.31m)

With radiator and access to rear garden.

Bedroom One

10'11" x 10'10" (3.33m x 3.30m)

With radiator.

Bedroom Two

10' x 9'4" (3.05m x 2.84m)

With radiator.

Bathroom

Modern three piece white suite, tiled walls and heated towel rail.

Exterior

To the outside there are gardens to both front and rear, driveway and a detached garage.

Directions

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

TENURE

FREEHOLD

Council Tax Band

C



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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-91) A			(92 plus) A		
(91-81) B			(91-81) B		
(80-65) C			(80-65) C		
(55-48) D			(55-48) D		
(39-34) E			(39-34) E		
(21-15) F			(21-15) F		
(1-10) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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