



Sandhill Fold, Idle

£385,000

* MODERN DETACHED * FOUR BEDROOMS * SOUGHT AFTER LOCATION *

* TWO BATH/SHOWER ROOMS * INTEGRAL GARAGE * PERFECT FAMILY HOME!! *

A fantastic opportunity for the growing family to purchase this very well presented four bedroom detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The 'ready to move into' accommodation briefly comprises reception hall, open plan living/dining kitchen, lounge, cloakroom/wc, four first floor bedrooms - master bedroom having an en-suite shower room, plus a lovely modern house bathroom.

To the outside there are gardens, driveway and an integral garage.





Reception Hall

With store cupboard and access to the integral garage.

Cloakroom/WC

With low suite wc, wash basin and radiator.

Lounge

10'3" x 14'2" (3.12m x 4.32m)

With radiator.

Living/Dining Kitchen

10'3" x 24'2" (3.12m x 7.37m)

Modern wall and base units incorporating stainless steel sink unit, double oven and hob, integrated fridge, freezer, dishwasher, part tiled walls, radiator, bi-fold doors to rear garden.

First Floor Landing

With radiator and store cupboard.

Bedroom One

14'5" x 10'3" (4.39m x 3.12m)

With radiator and fitted wardrobes. En Suite Shower Room;

En Suite Shower Room

Three piece modern suite, part tiled walls and heated towel rail.

Bedroom Two

10'6" x 10'4" (3.20m x 3.15m)

With fitted wardrobes and radiator.

Bedroom Three

10'3" x 9'6" (3.12m x 2.90m)

With radiator.

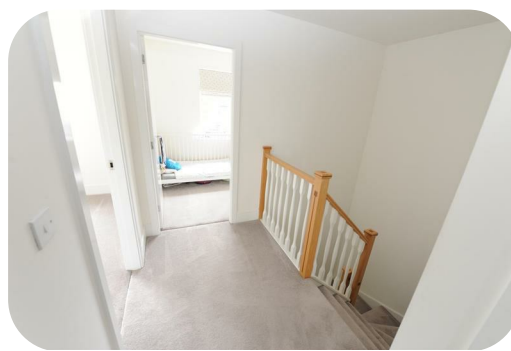
Bedroom Four

10'2" x 6'6" (3.10m x 1.98m)

With radiator.

Bathroom

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





Exterior

To the outside there is driveway parking leading to an integral garage, together with an enclosed lawned garden and patio to the rear.

Directions

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

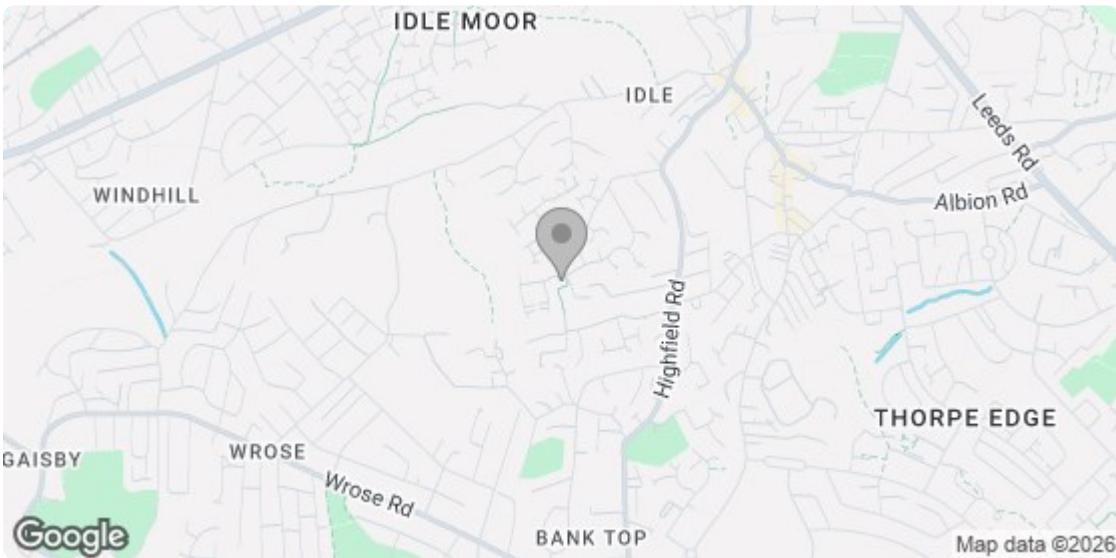
TENURE

FREEHOLD

Council Tax Band

E / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(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 (CO₂) 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.

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