Sugdens
Sales & Lettings



Sherborne Road, Idle,

£169,995

* DUPLEX APARTMENT * THREE BEDROOMS * TWO RECEPTION ROOMS * VERY SPACIOUS *
* CLOSE TO IDLE VILLAGE * PANORAMIC VIEWS * PARKING * POPULAR LOCATION *

Having spacious accommodation over two floors and occupying a much sought after residential location, is this duplex three bedroom apartment.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, dining room, modern fitted kitchen, house bathroom with white suite to the first floor, together with three bedrooms and cloakroom/wc to the upper floor.

To the outside there is a wood decked patio and parking for two cars.

Viewing is highly recommended.







Ground Floor
With access to the first floor.



First Floor Landing
With radiator.

Lounge
13'9" x 14'4" (4.19m x 4.37m)
With a tiled feature fireplace with wood surround, radiator.

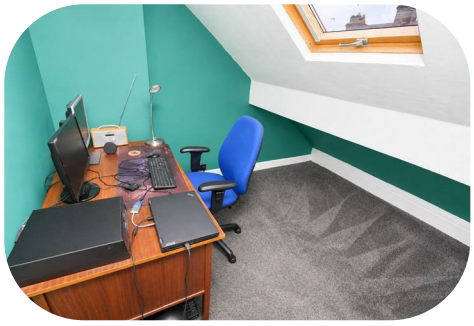
Kitchen
11' x 9'5" (3.35m x 2.87m)
Modern fitted kitchen having a range of cream high gloss wall and base units incorporating stainless steel sink unit, stainless steel oven, hob and cooker hood, integral fridge, freezer and dishwasher, part tiled walls.



Bathroom
Modern white three piece suite comprising bath with shower over, low suite wc, pedestal wash basin, part tiled walls and radiator.

Second Floor Landing

Bedroom One
10'9" x 13' (3.28m x 3.96m)
With modern fitted wardrobes, radiator and velux skylight.



Bedroom Two
11'1" x 13'1" max (irregular shape) (3.38m x 3.99m max (irregular shape))
With radiator.

Cloakroom/WC
With low suite wc, wash basin and skylight.

Bedroom Three
6'8" x 6'5" (2.03m x 1.96m)
With skylight and radiator.



Exterior
To the outside there is a wood decked garden and parking for two cars.

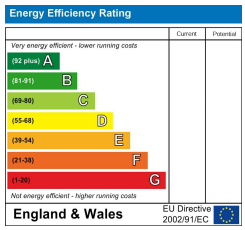
Directions
From our office in Idle village proceed straight up The High Street, take the right onto Town Lane, take the left onto Sherborne Road.

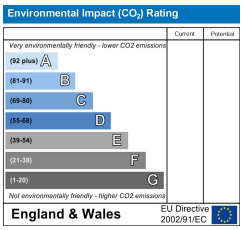
TENURE
LEASEHOLD. The lease is 999 years from 17th September 1997 with a ground rent of £1 per annum.

Council Tax Band
A / 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.





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