



Sandmoor Garth, Idle

£225,000

* END TOWN HOUSE * THREE BEDROOMS * CONSERVATORY * MODERN BATHROOM *
* GARDENS * PARKING * GARAGE * MODERN DINING KITCHEN * CUL-DE-SAC LOCATION *

Occupying a much sought after cul-de-sac location and offering fantastic family sized accommodation, is this three bedroom end town house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, modern fitted dining kitchen, good sized conservatory, three first floor bedrooms and a modern house bathroom with white suite. To the outside there is driveway parking to the front and side of the property, single garage and a lawned garden to the rear.





Entrance Hall

Lounge

15'8" x 11'6" (4.78m x 3.51m)

Having a modern log effect glass electric fire set in media wall, laminated wood floor, radiator.

Dining Kitchen

15'8" x 12' (4.78m x 3.66m)

Modern fitted dining kitchen having a range of cream wall and base units incorporating laminated sink unit, electric hob, double oven, integrated fridge, freezer, dishwasher, large storage cupboard, radiator, upvc door to rear.

Conservatory

14'2" x 8'11" (4.32m x 2.72m)

With radiator.

First Floor Landing

Bedroom One

16' x 11'9" (4.88m x 3.58m)

With radiator.

Bedroom Two

9' x 8'5" (2.74m x 2.57m)

With radiator.

Bedroom Three

8'3" x 7' (2.51m x 2.13m)

With radiator.

Bathroom

Modern three piece white suite comprising bath, low suite wc, pedestal wash basin, part tiled walls and heated towel rail.

Exterior

To the outside there is a driveway to the front and side, single garage and a lawned rear garden.





Directions

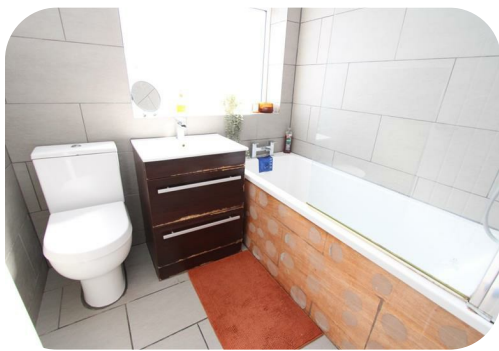
From our office in Idle village continue straight up The High St, turn right onto Town Ln, right onto Sandmoor Garth and the property will be seen displayed via our For Sale board.

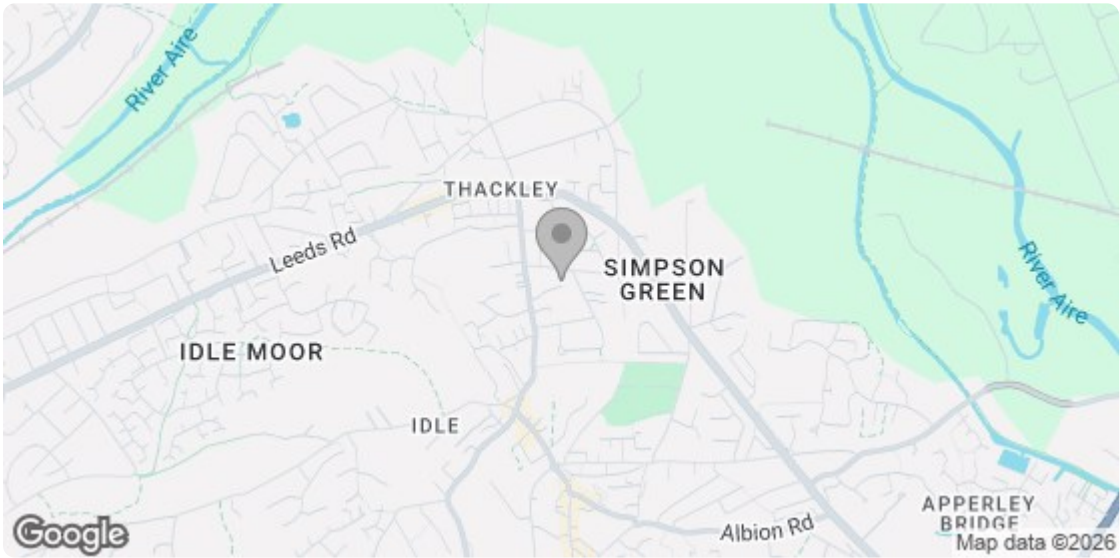
TENURE

FREEHOLD

Council Tax Band

B / Bradford





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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		

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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