



**Wendron Way, Idle,**

**£299,950**

- \* DETACHED HOUSE \* FOUR BEDROOMS \* CONSERVATORY \* CUL-DE-SAC \*
- \* DOUBLE GARAGE \* GOOD SIZED GARDENS \* FAMILY SIZED \* NEAR BLAKEHILL SCHOOL \*
- \* ELEVATED POSTION \* STUNNING VIEWS ACROSS RAWDON/LEEDS \*

A fantastic opportunity for the growing family to purchase this delightful four bedroom detached house. Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, large lounge, fitted dining kitchen, conservatory, cloakroom/wc, four first floor bedrooms and a house bathroom.

To the outside there are good sized gardens, shared drive and a double garage.



### Reception Hall

With radiator.

### Cloakroom/WC

With low suite wc, pedestal wash basin, radiator.

### Lounge

21'8" x 11'8" extending to 15'1" (6.60m x 3.56m extending to 4.60m)  
Having a coal effect gas fire in feature fireplace surround, radiator, French doors to conservatory.

### Dining Kitchen

14'10" x 8'9" (4.52m x 2.67m)

Fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, gas cooker, radiator.

### Conservatory

7'4" x 12'6" (2.24m x 3.81m)

With tiled floor.

### Landing

### Bedroom One

13'7" max x 12'3" (4.14m max x 3.73m)

With radiator.

### Bedroom Two

8'9" x 9' (2.67m x 2.74m)

With radiator.

### Bedroom Three

8'9" x 6'1" (2.67m x 1.85m)

With radiator.

### Bedroom Four

12'3" x 8'9" (3.73m x 2.67m)

With radiator.

### Bathroom

Three piece white suite, tiled walls and heated towel rail.

### Exterior

To the outside there is a shared drive leading to a double garage, together with a good sized lawned and bedded gardens to both front and rear.

### Directions

From our office in Idle village, turn left onto Idlecroft Rd, turn right onto Ley Fleaks Rd, left onto Highfield Rd, left onto Wendron Way and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

D



**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 <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) A                                 |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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