



Greencroft Close, Idle

£420,000

- * EXTENDED EXECUTIVE DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS *
- * TWO BATH/SHOWER ROOMS * CUL-DE-SAC LOCATION * STUDIO/PLAY ROOM *
- * AMPLE PARKING * NO ONWARD CHAIN * LANDSCAPED GARDENS * OFFICE SPACE *

A unique opportunity to purchase this extended modern detached which offers fantastic family sized accommodation on this much sought after cul-de-sac position.

Available with no onward chain and benefits from gas central heating, UPVC double glazing and alarm system. There is ample living space together with studio, playroom and office, offering excellent "ready to move into" accommodation.

To the outside there is ample parking and a stunning landscaped enclosed rear garden with outhouse.

Viewing is highly recommended.





Entrance Hallway

Cloakroom

Low flush WC and vanity unit with wash hand basin.

Lounge

13'4 x 11 (4.06m x 3.35m)

With two central heating radiators.

Dining Kitchen

19'8 x 9'1 (5.99m x 2.77m)

Walnut effect wall and base units with work surface over and Stainless Steel sink and drainer. Space for cooker, with cooker hood over, fridgefreezer and plumbing for washing machine and dishwasher. UPVC patio doors leading out to rear garden, tiled floor and radiator.

Second Reception Room

11'8 x 8'6 (3.56m x 2.59m)

With central heating radiator.

Office

6'4 x 6'8 (1.93m x 2.03m)

With central heating radiator.

Double Room - Business Studio, Office or Annex

Front Room - Wash hand basin and tiled flooring 2.44m x 2.34m / 8' x 7'8

Back Room - Tiled flooring and radiator 2.57m x 2.44m / 8'5 x 8

Landing

With central heating radiator, storage cupboard and loft hatch.

Bedroom One

11'9 x 9'4 (3.58m x 2.84m)

With central heating radiator.

En-suite

Three peice modern white bathroom suite with low flush WC, hand wash basin and shower cubicle. Tiled flooring, shaver points and heated towel rail.

Dressing Room

6 x 6 (1.83m x 1.83m)

With central heating radiator.

Bedroom Two

10'6 x 8'6 (3.20m x 2.59m)

With built in wardrobes and radiator.





Bedroom Three

12'7 x 6'3 (3.84m x 1.91m)

Built in wardrobes and radiator.

Bedroom Four

9' x 7'2 (2.74m x 2.18m)

With central heating radiator.

Bathroom

Three piece suite comprising of low flush WC, wash hand basin and bath with shower over, fully tiled walls and radiator.

Outside

To the front of the property is a block paved driveway providing ample parking. To the rear is an enclosed landscaped garden with lawn and patio areas and outhouse.

TENURE

FREEHOLD

COUNCIL TAX BAND

E

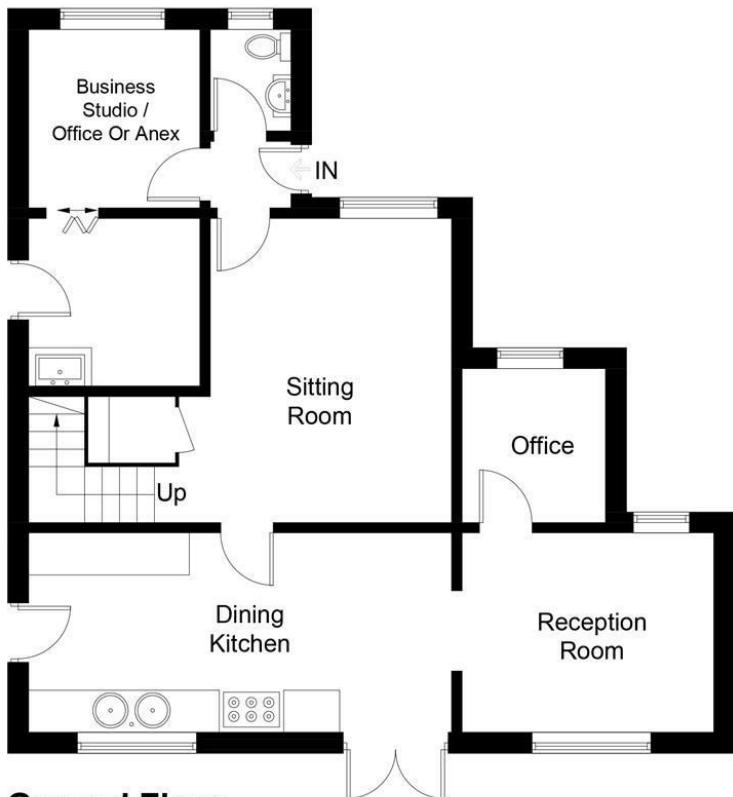
PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs. (If you are viewing the tour on a Smart/Iphone you may have to turn the phone to landscape mode to see the full picture).



Greencroft Close, BD10

Approximate Gross Internal Area = 130.1 sq m / 1400 sq ft

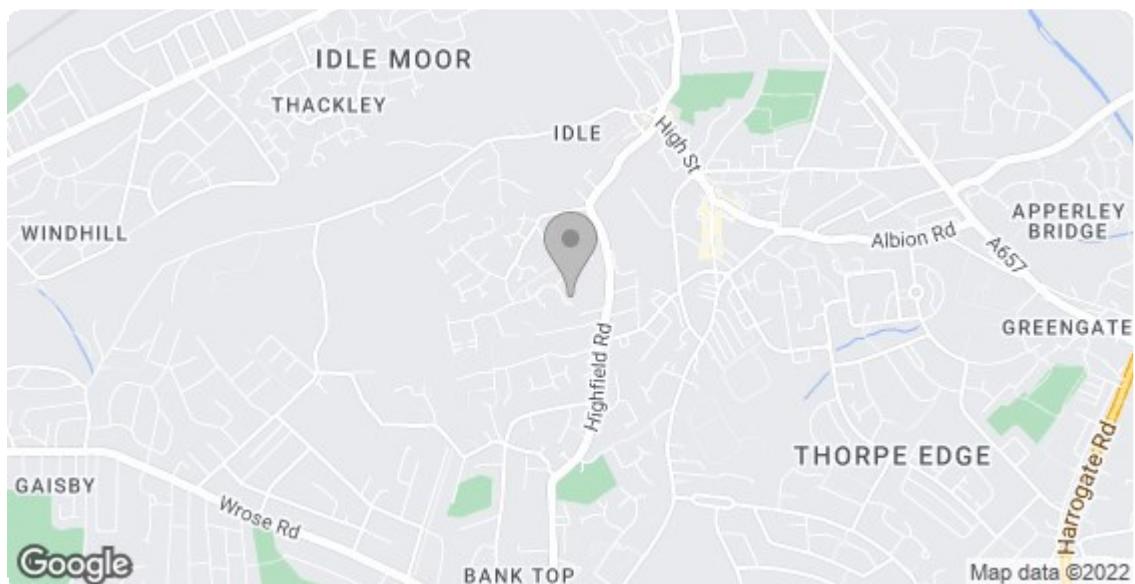


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID874419)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	84
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensestates.co.uk
 website www.sugdensestates.co.uk

