Sugdens
Sales & Lettings

The Grove, Idle

Reduced To £319,950

* SUBSTANTIAL STONE TERRACE * SIX BEDROOMS * OVER FOUR FLOORS * CONVERTED BASEMENT *
* CHARACTERFUL * TWO BATH/SHOWER ROOMS * VERY WELL PRESENTED * CUL-DE-SAC *

Offering fantastic family sized accommodation close to Idle village, is this larger stone built through terrace.
The 'ready to move into' property benefits from gas central heating, upvc double glazing, alarm system and briefly comprises reception hall, cloakroom/wc, modern fitted dining kitchen, utility room. The basement has been converted to provide a sitting/play room/office. There are four first floor bedrooms and a modern house bathroom with white suite, together with two further second floor bedrooms sharing a 'Jack n Jill' en-suite shower room.
To the outside there is a garden to the front, together with an enclosed landscaped garden to the rear with outhouse.
Viewing is highly recommended.

Reception Hall
With radiator.

Cloakroom/WC
With low suite wc, wash basin, radiator.

Lounge
17'8" x 16' (5.38m x 4.88m)
Having a log burner set in chimney breast on a stone hearth, bay window and two radiators.

Dining Kitchen
25' x 14'2" narrowing to 11' (7.62m x 4.32m narrowing to 3.35m)
Modern fitted dining kitchen having a range of wall and base units incorporating laminated sink unit, cooking range, dishwasher, central island, oak flooring, upvc French doors to rear garden.

Utility Room
10'3" x 6'5" (3.12m x 1.96m)
Having a range of base units incorporating laminated sink unit, plumbing for auto washer, oak flooring.

Basement Conversion - Sitting/Play Room/Office
16'6" x 15'9" (5.03m x 4.80m)
With radiator.

First Floor Landing

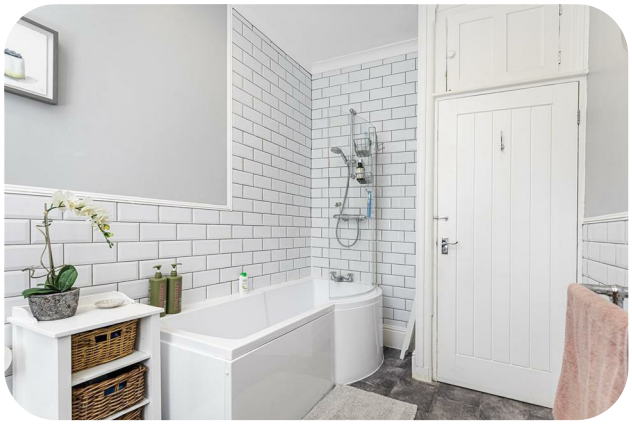
Bathroom
Three piece modern white suite, part tiled walls and heated towel rail.

Bedroom One
14'5" x 13'4" (4.39m x 4.06m)
With radiator.

Bedroom Two
11'4" x 11'6" (3.45m x 3.51m)
With ornate cast iron fireplace, radiator.

Bedroom Three
12'9" x 10'1" (3.89m x 3.07m)
With radiator.

Bedroom Four
10'9" x 6'3" (3.28m x 1.91m)
With radiator.



Second Floor Landing/Office Area
With radiator.

Bedroom Five
15'3" x 8'6" (4.65m x 2.59m)
With velux skylight, radiator. Access to 'Jack n Jill' En-Suite Shower Room;

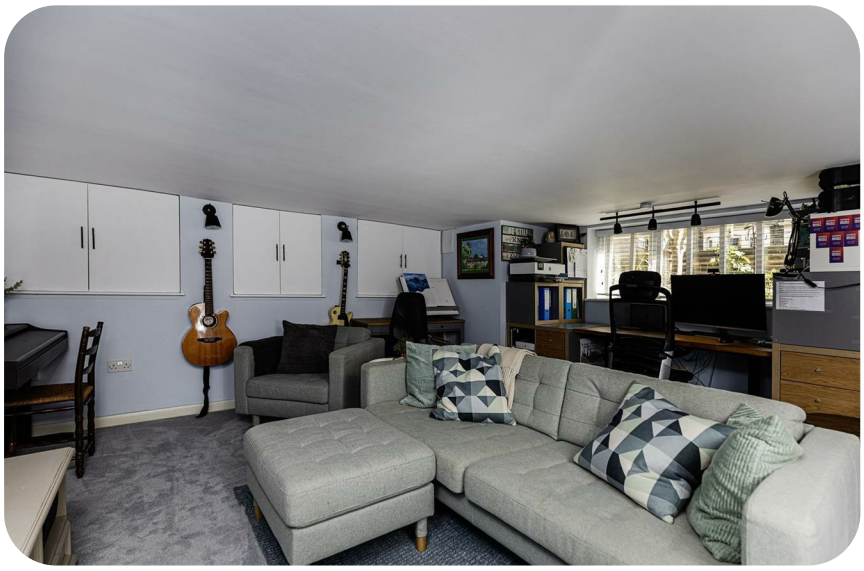
'Jack n Jill' En-Suite Shower Room
Three piece white suite, radiator.

Bedroom Six
7'4" x 10'3 (2.24m x 3.12m)
With radiator. Access to 'Jack n Jill' En-Suite Shower Room.

Exterior
To the outside the garden to the front, together with an enclosed landscaped garden to the rear with outhouse (10'9" x 6'6").

Directions
From our office in Idle village take the 1st exit onto Idlecroft Rd, left onto Bradford Rd, right onto The Grove.

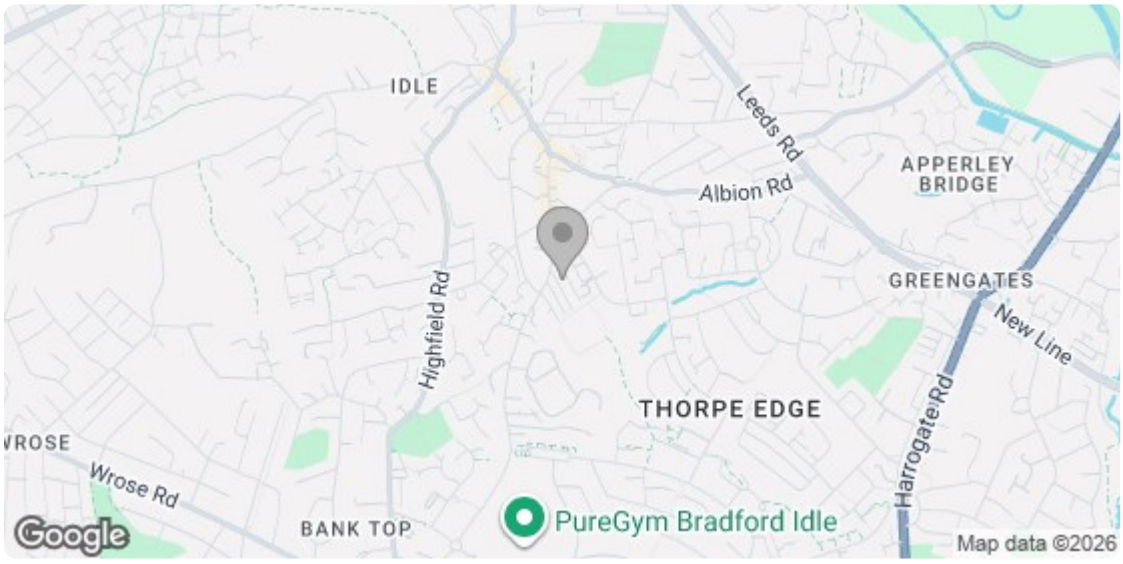
Please Note
The floorplan is provided by a third party. Some measurements may differ from Sugdens description. The floorplan is provided for identification purposes only and measurements are approximate.

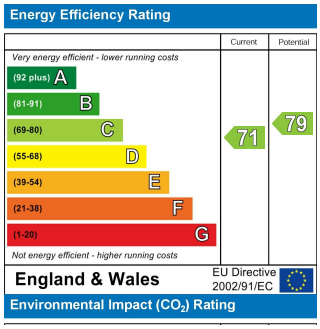


The Grove, BD10

Approximate Gross Internal Area = 224.4 sq m / 2415 sq ft
Storage = 6.7 sq m / 72 sq ft
Total = 231.1 sq m / 2487 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1331649)





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