



Santa Monica Road, Idle,

£270,000

*** TRUE BUNGALOW * SEMI DETACHED * THREE BEDROOMS * SOUGHT AFTER LOCATION *
* TWO RECEPTION ROOMS * GARDEN * DRIVE * DOUBLE GARAGE ***

This three bedroom semi detached true bungalow is located on the sought after development of Santa Monica. The property would appeal to anybody looking to downsize and benefits from gas central heating, double glazing, two reception rooms and a double garage.

Situated on the outskirts of Idle village which boasts amenities, shops and local bus routes.

Briefly comprising entrance hallway, dining room, kitchen, three bedrooms and house bathroom.

To the outside there is a well maintained garden to the rear, together with driveway leading to a double garage.



Entrance Hall

With radiator, storage cupboard.

Dining Room

7'6" x 13'3" (2.29m x 4.04m)

With radiator and double glazed window.

Kitchen

9'3" x 9'5" (2.82m x 2.87m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, tiled splashback, integrated fridge/freezer, washing machine, dishwasher, oven, hob and extractor hood.

Lounge

13'9" x 13'4" (4.19m x 4.06m)

With a living flame gas fire in fireplace surround, radiator and double glazed window.

Bedroom One

10'8" x 10'8" (3.25m x 3.25m)

With built in wardrobe, radiator and double glazed window.

Bedroom Two

10'8" x 8'2" (3.25m x 2.49m)

With built in wardrobe, radiator and double glazed window.

Bedroom Three

7'7" x 6'4" (2.31m x 1.93m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Loft

Large loft space with lighting. Ideal for storage. Accessed via a pull-down ladder.

Exterior

To the outside there is a well maintained front garden, driveway leading to double garage and a rear garden with lawn and patio.

Directions

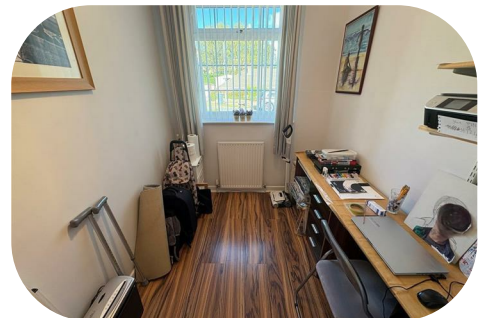
From our office in Idle village proceed straight up The High Street, at the top turn left onto Highfield Rd, right onto Santa Monica Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C / 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	70	78	Current	70	78
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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