



The Grove, Idle

£350,000

*** 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)

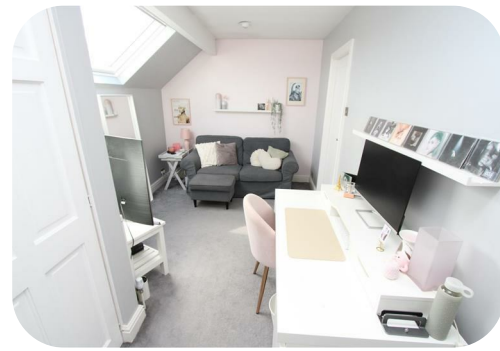
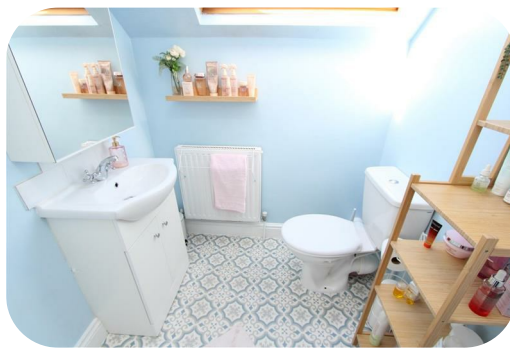
With radiator. Access to 'Jack n Jill' En-Suite Shower Room.

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.



The Grove, BD10

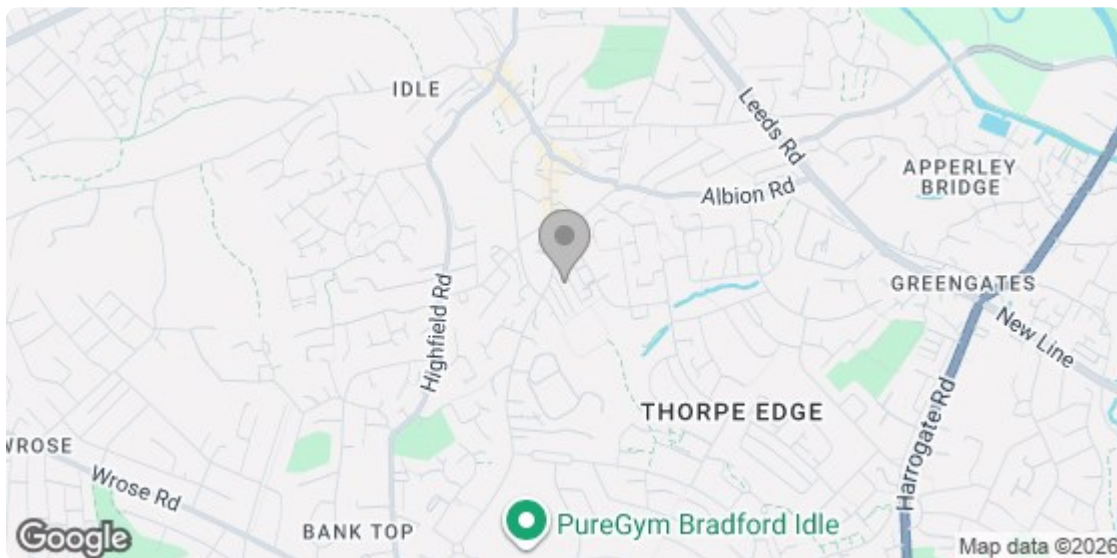
Approximate Gross Internal Area = 224.4 sq m / 2415 sq ft

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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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 EU Directive 2002/91/EC		
Environmental Impact (CO₂) Rating		
	71	79

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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