



## The Stray, Idle

**£385,000**

- \* SUBSTANTIAL STONE DETACHED \* FOUR BEDROOMS \* TWO RECEPTION ROOMS \*
- \* CUL-DE-SAC \* CLOSE TO HIGHLY REGARDED PRIMARY SCHOOL \* 35 YRS OLD \*
- \* MODERN FITTED KITCHEN & BATH/SHOWER ROOMS \* GARDEN \* PARKING \* GARAGE \*

A fantastic opportunity for the growing family to purchase this very well presented four bedroom stone built detached residence. Built approximately 35 years ago, on this exclusive development of only a handful of houses.

Updated and modernised by the present owner and benefits from gas central heating, upvc double glazing and alarm system. The 'ready to move into' accommodation briefly comprises reception hall, cloakroom/wc, lounge, dining/sitting room, modern fitted kitchen, four good sized first floor bedrooms - master bedroom having modern fitted en-suite shower room, plus a modern house bathroom with white suite.

To the outside there are level lawned gardens with patio, together with a driveway leading to a detached garage.





### Reception Hall

With radiator and store cupboard.

### Lounge

16'10" x 13'9" (5.13m x 4.19m)

With a coal effect gas fire in modern feature fireplace surround, radiator, French doors to dining/sitting room.

### Kitchen

9'9" x 13'4" (2.97m x 4.06m)

Modern fitted kitchen having a range of white wall and base units incorporating laminated sink unit, split level double oven and hob, integrated fridge freezer.

### Dining/Sitting Room

13'8" x 11'7" (4.17m x 3.53m)

With radiator and upvc French doors to rear garden.

### Cloakroom/WC

With low suite wc, wash basin, heated towel rail.

### First Floor Landing

#### Bedroom One

10'10" x 12'5" (3.30m x 3.78m)

Having a range of Sharps fitted wardrobes and drawers, radiator. En-Suite Shower Room;

#### En Suite Shower Room

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

#### Bedroom Two

11'2" x 11'1" (3.40m x 3.38m)

With Sharps fitted wardrobes, radiator.

#### Bedroom Three

10'8" x 6'9" (3.25m x 2.06m)

With radiator.

#### Bedroom Four

10'9" x 7'3" (3.28m x 2.21m)

With radiator.







### Bathroom

Modern white three piece suite.

### Exterior

To the outside there is a garden to the front, drive to side leading to a detached garage, together with an enclosed lawned and patio garden to the rear.

### Directions

From our office in Idle village take the left onto Idlecroft Rd, right onto Ley Fleaks Rd, left onto Highfield Rd, turn right onto The Stray, turn right to stay on The Stray and the property will be seen displayed via our For Sale board.

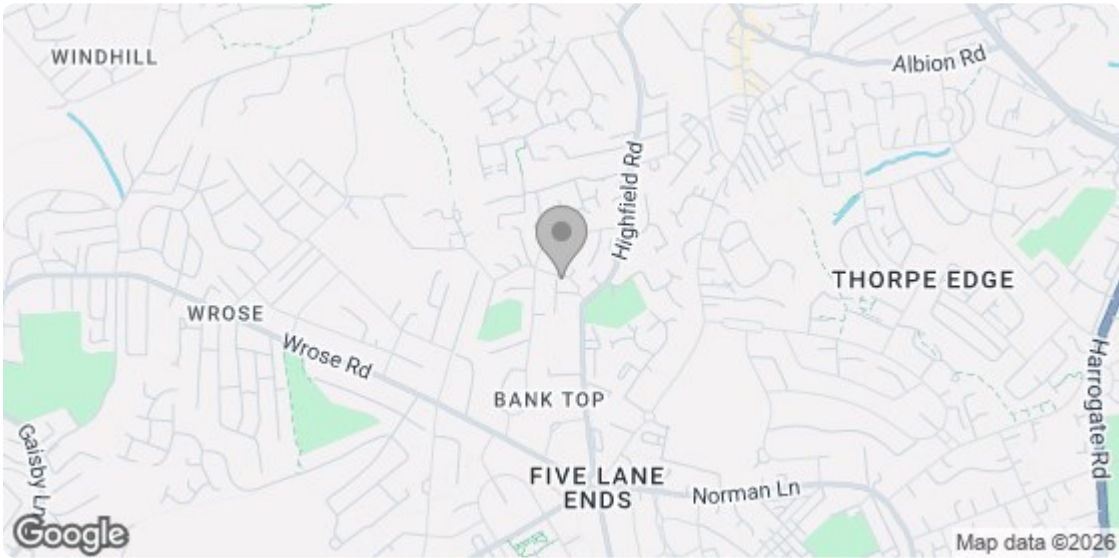
### TENURE

FREEHOLD

### Council Tax Band

E / Bradford





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		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		

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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

