Sugdens
Sales & Lettings

Evesham Grove, Idle,

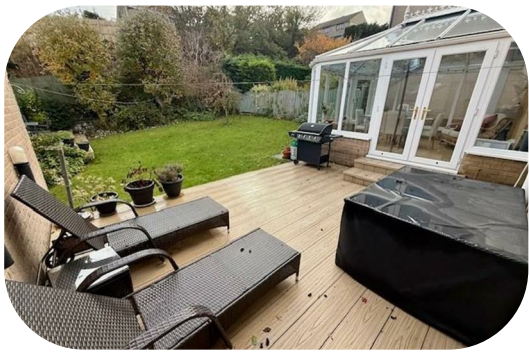
£320,000

* DETACHED * LARGE PLOT * FOUR BEDROOMS * LARGE CONSERVATORY *
* DRIVEWAY & GARAGE * MODERN FITTED BATHROOM * CUL-DE-SAC LOCATION *
* CLOSE TO HIGHLY REGARDED FIRST SCHOOL *

Fantastic opportunity for a growing family to purchase this delightful four bedroom detached house. Benefits from gas central heating, upvc double glazing and alarm system.

The good sized accommodation briefly comprises reception hall, lounge with dining area, conservatory and cloakroom/wc. To the first floor there are four bedrooms (two having fitted wardrobes) and a modern white house bathroom.

To the outside there are large lawned and bedded gardens with two patio areas, driveway and garage.

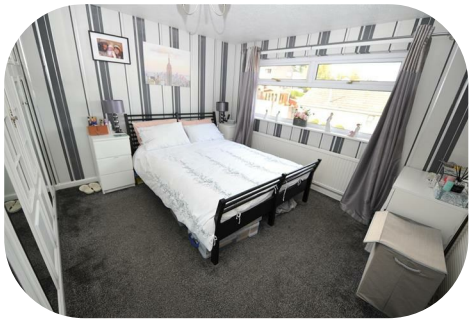


Reception Hall
Radiator.

Cloakroom
Low flush wc, pedestal wash basin and radiator.

Lounge / Dining Area
21'4" x 11'10" (6.50m" x 3.61m")
Coal effect electric fire with feature fireplace surround, laminate wood floor, two radiators and upvc french door leading to rear garden.

Conservatory
15'0" x 10'9" (4.57m" x 3.28m")
Laminate wood floor and upvc french door leading to rear garden.



Breakfast Kitchen
14'9" x 10'9" (4.50m" x 3.28m")
Modern white wall and base units incorporating stainless steel sink unit, stainless steel double oven & hob with extractor, plumbing for auto washer, plumbing for dishwasher, breakfast bar and storage cupboard.

First Floor Landing

Bedroom One
12'4" x 12'0" (3.76m" x 3.66m")
Fitted wardrobes and radiator.

Bedroom Two
12'4" x 8'2" (3.76m" x 2.49m")
Fitted wardrobes and radiator.

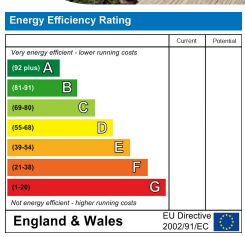
Bedroom Three
8'9" x 6'1" (2.67m" x 1.85m")
Radiator.

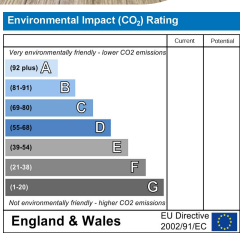
Bathroom
Modern four piece suite comprising shower cubicle, panel bath, low flush wc, pedestal wash basin and heated towel rail.

Exterior
Outside are large lawn and bedded gardens with two patio areas, driveway and garage.

Council Tax Band
D

Tenure
FREEHOLD





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@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
website www.sugdensestates.co.uk

rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service