Sugdens
Sales & Lettings

Brander Close, Idle,

Reduced To £240,000

* MODERN END TOWN HOUSE * THREE DOUBLE BEDROOMS * ACCOMDATION OVER THREE FLOORS *
* CUL-DE-SAC LOCATION * TWO BATH/SHOWER ROOMS * GARDENS, GARAGE & PARKING *

A fantastic opportunity for a young family to purchase this substantial three storey town house. Occupying a much sought after cul-de-sac location, the spacious accommodation comprises reception hall, cloakroom/wc, lounge, fitted kitchen, two double first floor bedrooms and house bathroom. On the second floor is a large 'hotel style' bedroom suite with dressing area and en-suite shower room.
To the outside there is a driveway, integral garage and an enclosed rear garden.

Reception Hall

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

Lounge
19'3" x 13'9" (5.87m x 4.19m)
With laminated wood floor, radiator, store cupboard, upvc French doors to rear garden.

Kitchen
10' x 6'3" (3.05m x 1.91m)
Beech-wood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, radiator.

First Floor Landing

Bathroom
Three piece white suite, part tiled walls and radiator.

Bedroom Two
13'6" x 9'9" (4.11m x 2.97m)
With radiator.

Bedroom Three
13'6" max x 8'6" (4.11m max x 2.59m)
With radiator.

Second Floor Landing

Bedroom One / Master Bedroom Suite
22'6" max x 10' max (6.86m max x 3.05m max)
With store cupboard and two radiators. Dressing Area and En Suite Shower Room;

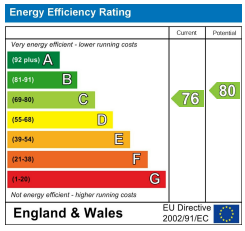
En-Suite Shower Room
Modern three piece suite, radiator.

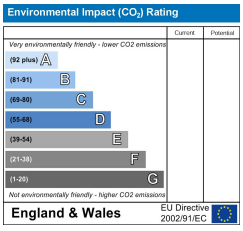
Exterior
To the outside there is a driveway leading to integral garage with power and light, enclosed garden to the rear.

Directions
From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, at the roundabout take the 3rd exit onto Javelin Cl, turn right to stay on Javelin Cl, left onto Brander Cl, turn left to stay on Brander Close 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.

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