



Oaklands, Idle

£299,950

- * MODERN DETACHED * FOUR BEDROOMS * THREE STOREY * CUL-DE-SAC LOCATION *
- * PANORAMIC VIEWS * INTEGRAL GARAGE * OPEN PLAN LIVING/DINING KITCHEN *
- * LANDSCAPED GARDEN * VERY WELL PRESENTED *

A fantastic opportunity for the growing family to purchase this modern three storey detached house. Built in 2020 and still retains several years builder's guarantee.

Benefits from gas central heating, upvc double glazing and alarm system.

The spacious accommodation briefly comprises reception hall, open plan lounge/kitchen/diner, cloakroom/wc, lower floor fourth bedroom or study, three further first floor bedrooms and a modern house bathroom.

To the outside there is driveway parking leading to an oversized integral garage, together with a landscaped rear garden with patio area.





Entrance Hall

With radiator.

Cloakroom/WC

With low suite wc, hand basin, radiator.

Open Plan Lounge/Kitchen/Diner

19' x 11'10" (5.79m x 3.61m)

Lounge/Diner area has two radiators.

Kitchen area is fitted with a modern range of white wall and base units incorporating stainless steel sink unit, gas hob, electric oven, microwave, dishwasher, fridge/freezer, part tiled walls, upvc French doors to rear garden.

Office/Bedroom Four

8'4" x 7'10" (2.54m x 2.39m)

Integral Garage

19'4" x 12'2" (5.89m x 3.71m)

First Floor Landing

With radiator.

Bedroom One

9'10" x 11'10" (3.00m x 3.61m)

With radiator.

Bedroom Two

11'10" x 8'10" (3.61m x 2.69m)

With radiator.

Bedroom Three

12' x 6'10" (3.66m x 2.08m)

With radiator.

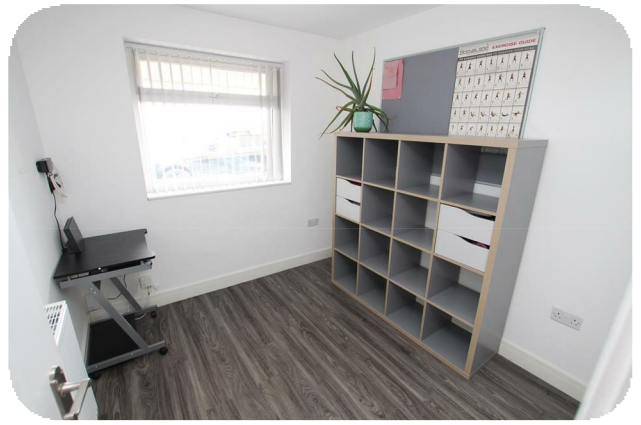
Bathroom

Modern white three piece suite, part tiled walls and heated towel rail.

Exterior

To the outside there is driveway parking leading to an oversized integral garage, together with a landscaped rear garden with patio area.





Directions

From our office in Idle village proceed straight up The High St, turn left onto Highfield Rd, right onto Green Ln, left onto Oaklands and the property will shortly be seen displayed via our For Sale board.

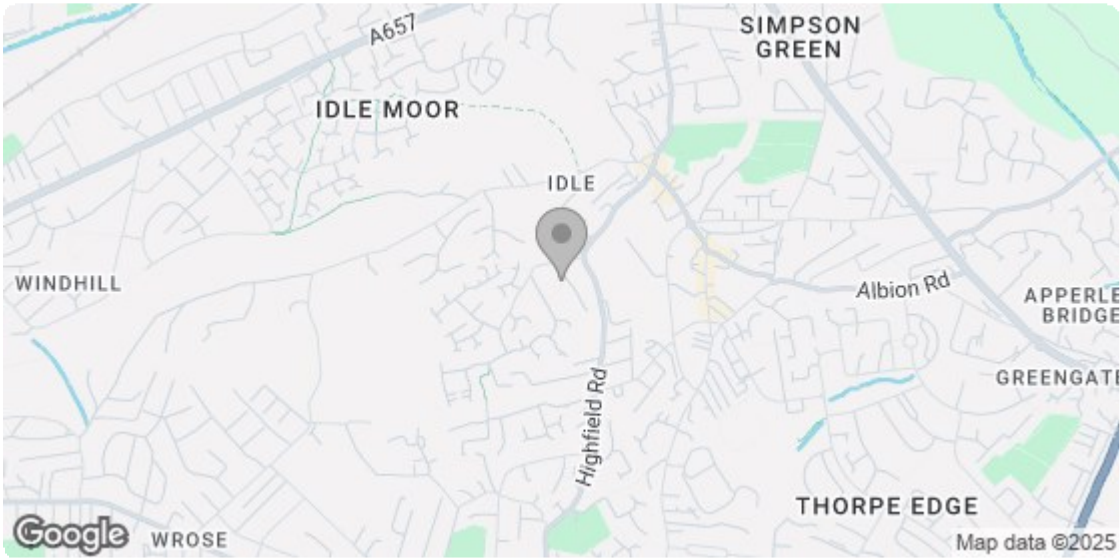
TENURE

FREEHOLD

Council Tax Band

E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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 ₂) 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.

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