



## Briarfield Close, Idle

**£275,000**

- \* MATURE SEMI DETACHED \* THREE BEDROOMS \* CUL-DE-SAC POSITION \* NO CHAIN \*
- \* SHOWER ROOM \* SOUGHT AFTER LOCATION \* GOOD SIZED GARDENS \* DRIVEWAY \*
- \* POTENTIAL TO EXTEND (STPP) \*

Available with no onward chain, is this delightful three bedroom semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, good sized lounge, kitchen, three first floor bedrooms and shower room.

To the outside there are larger than average gardens, driveway and attached garage.





### Reception Hall

With radiator.

### Lounge

11'5" x 21'7" (3.48m x 6.58m)

With a coal effect gas fire in feature fireplace with black granite inset and hearth, radiator.

### Kitchen

9'1" x 11'9" (2.77m x 3.58m)

With wall and base units incorporating stainless steel sink unit, gas cooker, auto washer, part tiled walls and radiator.

### First Floor Landing

#### Bedroom One

12'8" x 11'5" (3.86m x 3.48m)

With radiator.

#### Bedroom Two

8'7" x 11'5" (2.62m x 3.48m)

With radiator and built in wardrobe.

#### Bedroom Three

6'2" x 9'8" (1.88m x 2.95m)

With radiator and built in wardrobe.

### Shower Room

Three piece suite.

### Exterior

To the outside there are good sized gardens to three sides, driveway and a attached garage. There is potential to extend - subject to relevant planning consents.

### Directions

From our office in Idle village take the left onto Idlecroft Rd, right onto Ley Fleaks Rd, left onto Highfield Rd, right onto Briarfield Ave, left onto Briarfield Close and the property will be seen displayed via our For Sale board.





**TENURE**  
FREEHOLD

**Council Tax Band**  
C / Bradford

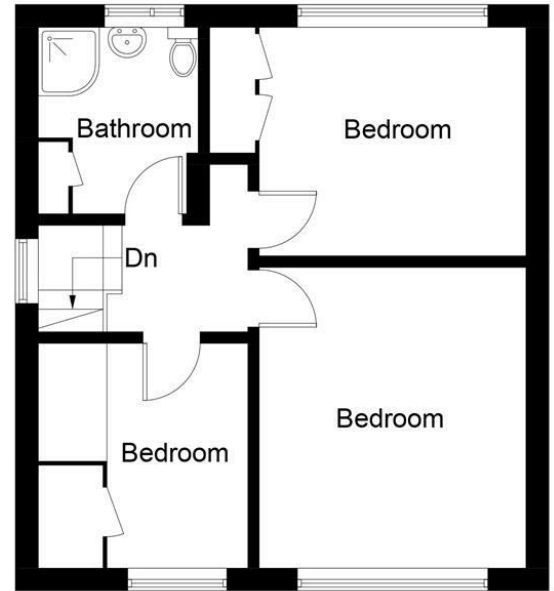


# Briarfield Close, BD10

Approximate Gross Internal Area = 90.3 sq m / 972 sq ft  
 Garage = 12.6 sq m / 136 sq ft  
 Total = 102.9 sq m / 1108 sq ft  
 (Excluding External Store)

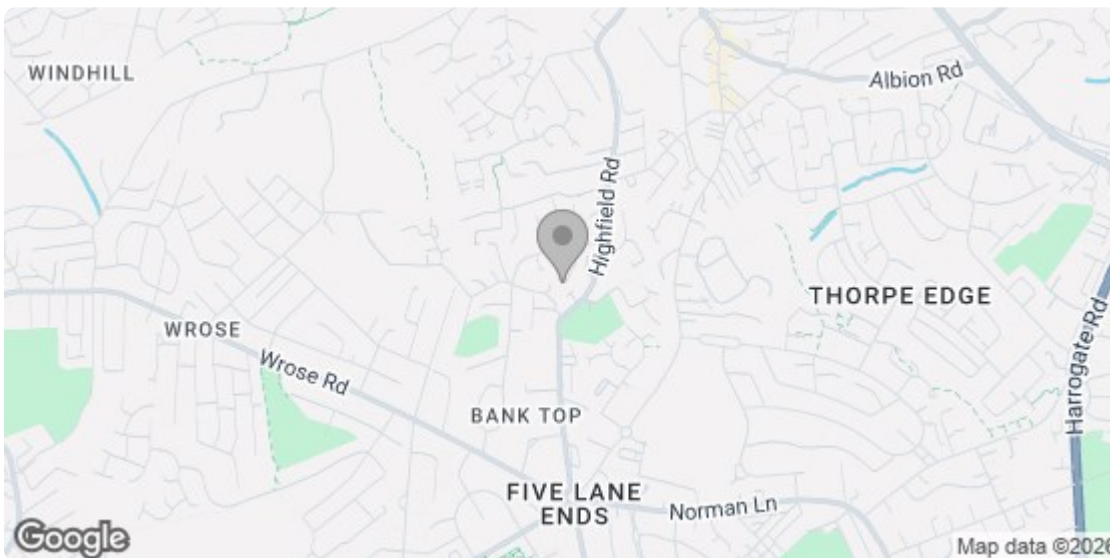


**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1291753)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	75
(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)