



Simpson Grove, Idle,

£220,000

*** SEMI DORMER BUNGALOW *** TWO/THREE BEDROOMS *** MODERN KITCHEN & BATHROOM ***

** LARGE SPLIT LEVEL GARAGE ** CUL-DE-SAC LOCATION **

** LANDSCAPED GARDEN ** AMPLE PARKING **

Occupying one of the most sought after cul-de-sacs in the locality.

This delightful two/three bedroom semi detached dormer bungalow benefits from gas central heating, upvc double glazing and alarm system.

The "ready to move into" accommodation briefly comprises reception hall, lounge, dining room/bedroom three, modern fitted kitchen, bathroom and two further first floor bedrooms.

To the outside are landscaped gardens, ample parking and an oversized garage.



Entrance Hall

Lounge

17'0" x 11'0" (5.18m" x 3.35m")

Solid fuel burner set in chimney breast, exposed floorboards and radiator.

Kitchen

10'0" x 8'10" (3.05m" x 2.69m")

Modern wall and base units incorporating pot sink unit, stainless steel cooking range, integral fridge & freezer, part tiled and radiator.

Dining Room

11'7" x 11'0" (3.53m" x 3.35m")

Upvc French doors to rear garden.

Bathroom

Modern white three piece suite comprising panelled bath, low flush wc, pedestal wash basin, tiled walls and heated towel rail.

First Floor Landing

Storage cupboard.

Bedroom One

11'0" x 15'10" (3.35m" x 4.83m")

Radiator.

Bedroom Two

12'2" x 9'0" (3.71m" x 2.74m")

Radiator.

Exterior

To the outside there are electric gates leading to ample parking and oversized garage, together with a split level lawned & patio garden to the rear.

Directions

From our office in Idle village take the right at the roundabout at the bottom of the High Street onto New Street, take the left onto Cross Road, at the end take the right onto Leeds Road and shortly after take the left onto Simpson Grove where the property will shortly be seen displayed via our For Sale board.

Council Tax Band

C

Tenure

FREEHOLD



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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