



**Sherborne Road, Idle,**

**£270,000**

**\* BARN CONVERSION \* THREE DOUBLE BEDROOMS \* TWO RECEPTION ROOMS \*  
\* PERIOD FEATURES \* PARKING \* SOUGHT AFTER LOCATION \* MODERN BATHROOM \***

Situated twixt Idle and Thackley villages, is this desirable stone built barn conversion.

Having an abundance of character and space, the property benefits from gas central heating, mostly upvc double glazing and alarm system.

The good sized accommodation briefly comprises reception hall, lounge, dining area with fitted kitchen, three double bedrooms and a modern four piece house bathroom. The loft has been converted into a games room.

To the outside there is parking.

Viewing is recommended to fully appreciate this property's size!



### Entrance Hall

With radiator.

### Lounge

19'8" x 12'3" (5.99m x 3.73m)

With a coal effect gas fire in feature fireplace surround, exposed beams and radiator.

### Dining Kitchen

18' max x 14' max (5.49m max x 4.27m max)

The kitchen area is fitted with a range of white wall and base units incorporating stainless steel sink unit, electric cooker, plumbing for auto washer, integrated dishwasher and part tiled walls. The dining area has exposed stone wall, radiator and store cupboard.

### First Floor Landing

With store cupboard and radiator.

### Bedroom One

16' x 11'5" (4.88m x 3.48m)

With radiator.

### En Suite

Modern three piece suite comprising shower cubicle, vanity sink unit, low flush wc, tiled walls and heated towel rail.

### Bedroom Two

16' x 11' (4.88m x 3.35m)

With fitted mirror fronted wardrobes and radiator.

### Bedroom Three

17'3" max x 10'10" max (5.26m max x 3.30m max)

Irregular shaped room. With radiator.

### Bathroom

Four piece modern white suite, tiled walls and heated towel rail.

### Attic/Loft Room

22'8" max x 23' max (6.91m max x 7.01m max)

### Exterior

To the outside there is parking and a converted garage.

### Garage /Office/Utility

15'9" x 10' (4.80m x 3.05m)

Divided to form two rooms.

### Directions

From our office in Idle village proceed straight up The High Street, at the top take the right onto Town Lane, turn left onto Sherborne Rd.

### TENURE

FREEHOLD

### Council Tax Band

D / 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.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (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 <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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