



Brander Close, Idle

£250,000

* MODERN TOWN HOUSE * FOUR BEDROOMS * THREE STOREY * THREE BATH/SHOWER ROOMS *

* LOVELY FAMILY HOME * LANDSCAPED GARDENS * PARKING * SOUGHT AFTER LOCATION *

Occupying a delightful cul-de-sac setting and offering fantastic family sized accommodation, is this delightful four bedroom inner town house.

Benefits from gas central heating and upvc double glazing.

The spacious accommodation is set over three floors and briefly comprises reception hall, shower room, utility, two ground floor bedrooms. To the first floor there is a good sized lounge and modern fitted dining kitchen. To the second floor there are two further double bedrooms - both having en-suite bath/shower facilities.

To the outside there is a driveway providing off-road parking to the front and a stunning landscaped garden to the rear.





Ground Floor

Entrance Hall

With radiator.

Shower Room

Three piece modern white suite.

Utility

7'7" x 9'1" (2.31m x 2.77m)

With laminated sink unit, plumbing for auto washer, radiator.

Bedroom Four

7'7" x 9'1" (2.31m x 2.77m)

With fitted wardrobes and radiator.

Bedroom Three

16'9" x 8'8" (5.11m x 2.64m)

(Converted from garage). With radiator and laminated wood floor.

First Floor Landing

With radiator.

Lounge

15'3" x 13'6" (4.65m x 4.11m)

Having a media display unit with modern electric fire, Juliet style balcony, two radiators.

Dining Kitchen

15'4" max x 12'9" max (4.67m max x 3.89m max)

L Shaped. Modern fitted dining kitchen having a range of white wall and base units incorporating laminated sink unit, induction hob, double oven, microwave, dishwasher, tiled floor and radiator.

Second Floor Landing

With store cupboard.

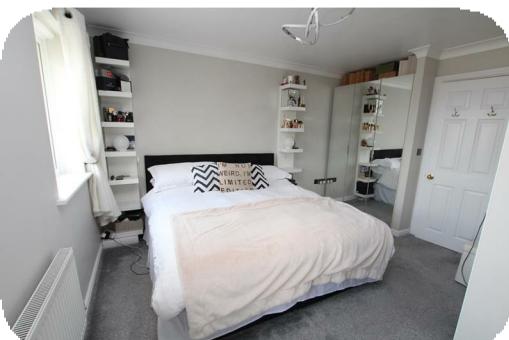
Bedroom One

15'3" max x 12'4" max (4.65m max x 3.76m max)

L Shaped. With radiator. En Suite Bathroom;

En Suite Bathroom

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





Bedroom Two

15'4" x 10' (4.67m x 3.05m)

With laminated wood floor. En-Suite Shower Room;

En Suite Shower Room

With three piece suite and radiator.

Exterior

To the outside there is a garden to the front, driveway parking and an enclosed landscaped garden to the rear with patio, pergola and a artificial grass.

Directions

From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, at the roundabout take the third exit onto Javelin Close, turn right to stay on Javelin Close, left onto Brander Close and the property will be seen displayed via our For Sale board.

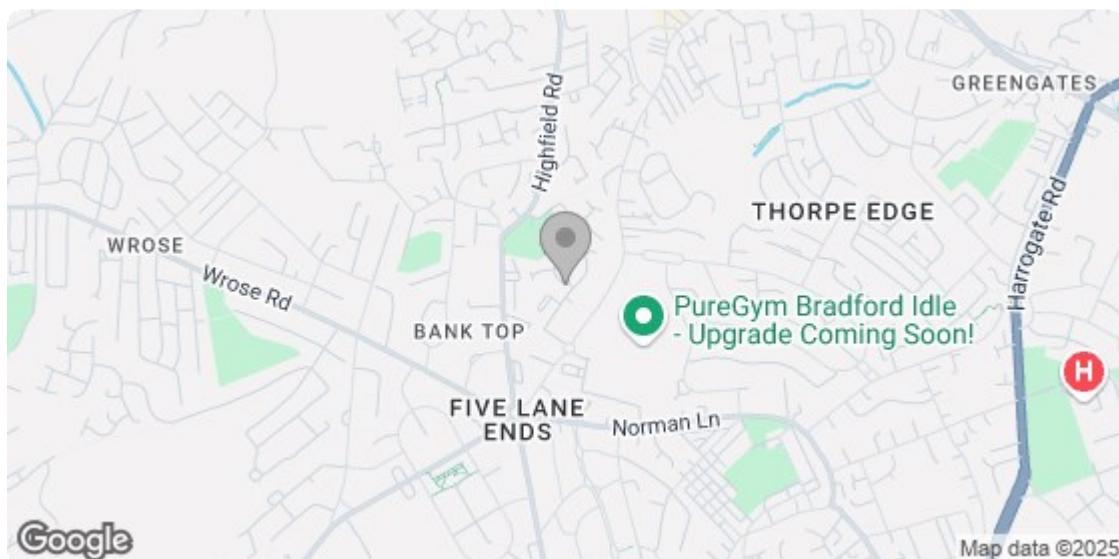
TENURE

FREEHOLD

Council Tax Band

C





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

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@sugdensestates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
 website www.sugdensestates.co.uk