



Moorgreen Fold, Idle

£380,000

- * MODERN EXTENDED DETACHED * CORNER PLOT * FOUR BEDROOMS * THREE RECEPTION ROOMS *
- * TWO BATH/SHOWER ROOMS * GOOD SIZED GARDEN * UTILITY & CLOAKROOM/WC *
- * DRIVEWAY * GARAGE * POPULAR LOCATION *

Occupying a corner plot position on this enviable cul-de-sac setting, is this delightful four bedroom extended detached house. The family sized property benefits from gas central heating, upvc double glazing, alarm system and offers 'ready to move into' accommodation.

Entrance porch, hall, lounge, dining room, fitted breakfast kitchen, separate sitting room, cloakroom/wc, utility, four first floor bedrooms - master bedroom having en-suite shower room, plus a modern house bathroom.

To the outside there is a double driveway leading to an integral garage, large enclosed lawned garden to the rear with patio.





Entrance Porch

Entrance Hall

Cloakroom/WC

With low suite wc, vanity sink unit, radiator.

Lounge

16'2" max x 13'4" (4.93m max x 4.06m)

Having a coal effect gas fire in modern fireplace surround, radiator and bay window.

Breakfast Kitchen

12'1" x 9'3" (3.68m x 2.82m)

Mahogany effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, granite work surfaces, breakfast bar, store cupboard.

Dining Room

7'10" x 9'4" (2.39m x 2.84m)

With radiator.

Sitting Room

13'7" x 11'7" (4.14m x 3.53m)

With radiator and upvc French doors to rear garden.

Utility

4'11" x 4'10" (1.50m x 1.47m)

With plumbing for auto washer.

First Floor Landing

Bedroom One

13'4" x 11'5" (4.06m x 3.48m)

With fitted wardrobes, radiator. En-Suite shower room;

En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, vanity sink unit, tiled walls and radiator.

Bedroom Two

13'4" x 8'9" (4.06m x 2.67m)

With fitted wardrobes and radiator.

Bedroom Three

8'8" x 8'10" (2.64m x 2.69m)





Bedroom Four

9'5" x 9'4" (2.87m x 2.84m)

With fitted wardrobes and radiator.

Bathroom

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

Exterior

To the outside there is a double driveway leading to an integral garage, large enclosed lawned garden to the rear with patio.

Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street and continue to the top, here turn left onto Highfield Rd, right onto Green Ln, left onto Croftlands, right onto Sandhill Fold, left onto Moorgreen Fold and the property will be seen displayed via our For Sale board.

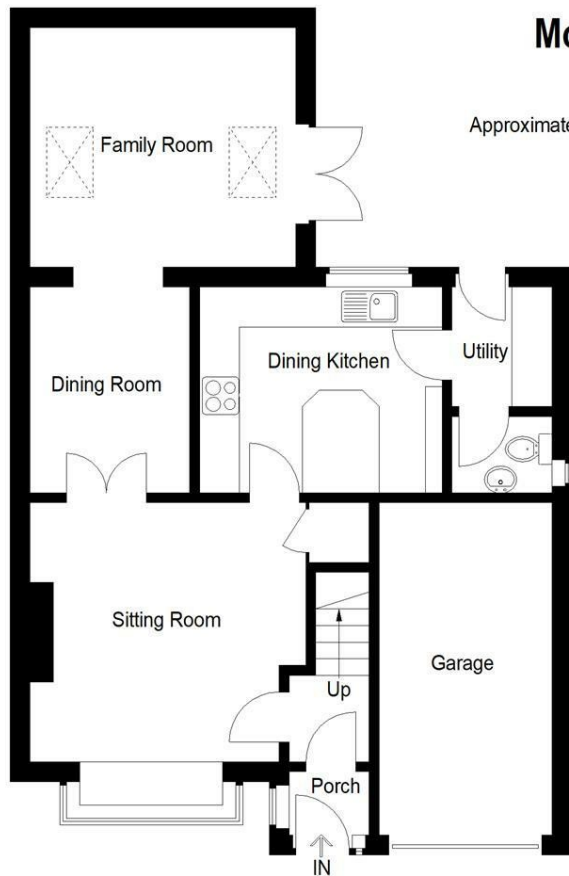
PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

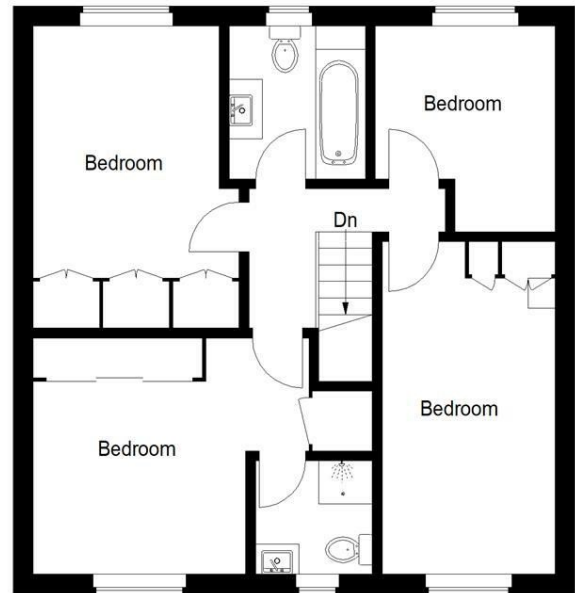


Moorgreen Fold, BD10

Approximate Gross Internal Area = 127.3 sq m / 1370 sq ft
Garage = 13 sq m / 140 sq ft
Total = 140.3 sq m / 1510 sq ft

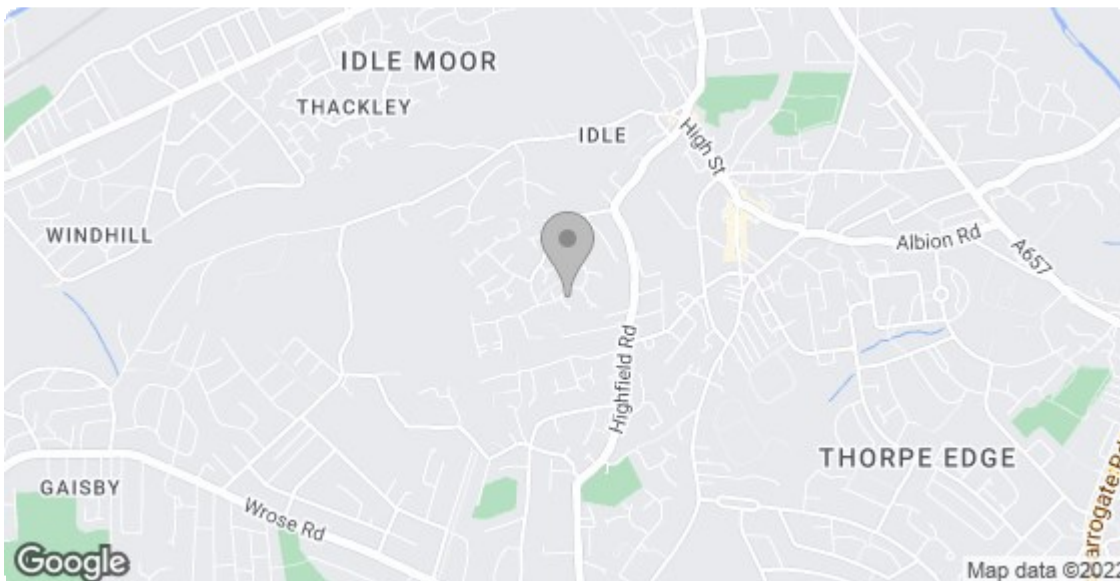


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID865682)



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

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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensesstates.co.uk
website www.sugdensesstates.co.uk