



Coppice View, Idle
Reduced To £410,000

*** DETACHED * FIVE BEDROOMS * MODERN FIXTURES & FITTINGS * POPULAR LOCATION *
* VERY WELL PRESENTED * GARDENS * DRIVE * GARAGE ***

Superbly presented five bedroom detached home which occupies one of the most sought after locations in Idle. Boasting spacious living accommodation, modern fixtures and fittings throughout and of appeal to the growing family. Within easy reach of Idle Village which benefits from amenities, shops and a both first and secondary schools near by. To the outside there is a well maintained garden to the rear with a driveway leading to a single garage.

Viewing is essential!





Entrance Hall

With radiator.

Cloaks/WC

Modern two piece suite comprising low suite wc, vanity sink unit, radiator and extractor fan.

Lounge

16'11" x 11'2" (5.16m x 3.40m)

With living flame gas fire in fireplace surround, radiator and French doors.

Dining Kitchen

17'3" x 10'4" (5.26m x 3.15m)

Modern white fitted dining kitchen having a range of wall and base units incorporating sink unit, complementary work surfaces, tiled splashback, integral dishwasher, microwave, double oven, hob and extractor hood, breakfast bar and radiator.

Utility

8'8" x 8'1" (2.64m x 2.46m)

Modern white fitted wall and base units with complementary work surfaces, radiator and access to integral garage to the rear.

Conservatory/Family Room

12' x 10'8" (3.66m x 3.25m)

With solid roof, under-floor heating, radiator, French doors to rear.

First Floor

Bedroom One

12'10" x 10'4" (3.91m x 3.15m)

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

En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, tiled walls and floor, radiator and extractor fan.

Bedroom Two

11'11" x 8'11" (3.63m x 2.72m)

With radiator.

Bedroom Five/Office

8'4" x 8' (2.54m x 2.44m)

With radiator.

Bedroom Four

8'7" x 11'4" (2.62m x 3.45m)

With radiator.

Bedroom Three

14'10" x 8'8" (4.52m x 2.64m)





Bathroom

Modern three piece suite comprising of a Jacuzzi style bath, vanity sink unit, low flush wc, part tiled walls and floor, towel radiator.

Exterior

To the outside there is an enclosed lawned and decked garden with patio to the rear with borders and shrubs. To the front there is a driveway leading to a single garage.

Directions

From our office in Idle village continue straight ahead at the roundabout up the High Street, at the top proceed straight ahead into Westfield Lane continue for approximately half a mile before taking the left onto Coppice View bearing right where the property will be seen at the top of the cul-de-sac on the right hand side.

TENURE

FREEHOLD

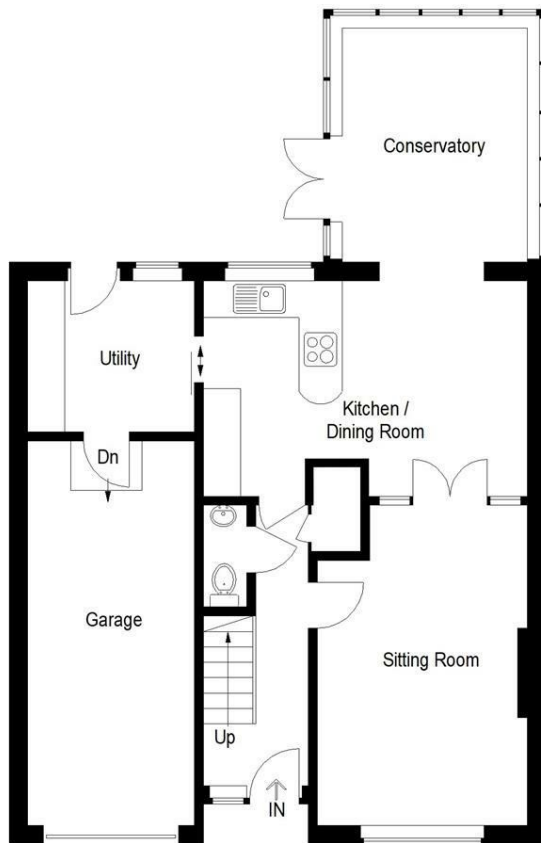
COUNCIL TAX BAND

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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. (If you are viewing the tour on a Smart/Iphone you may have turn the phone to landscape mode to see the full picture).

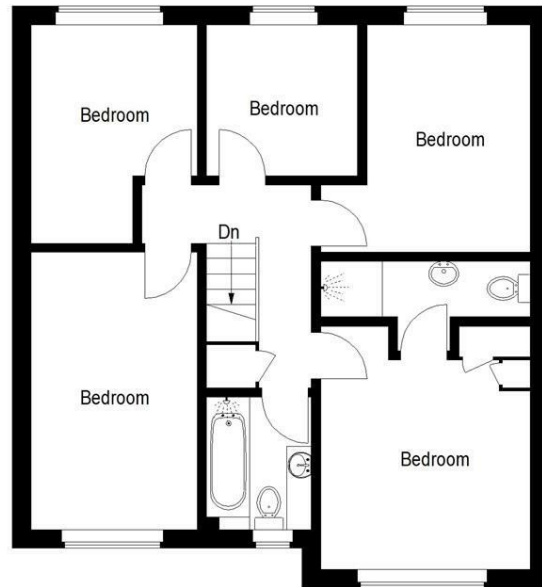




Ground Floor

Coppice View, BD10

Approximate Gross Internal Area
151.9 sq m / 1635 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID895058)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(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		
	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		
England & Wales EU Directive 2002/91/EC		

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.

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