



Leyton Grove, Idle

£215,000

- * EXTENDED SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS *
- * MODERN KITCHEN & SHOWER ROOM * SUMMER HOUSE * LANDSCAPED GARDEN *
- * PARKING * CUL-DE-SAC LOCATION *

A fantastic opportunity for the growing family to purchase this very well presented three bedroom extended semi detached house.

The 'ready to move into' accommodation benefits from gas central heating and upvc double glazing.

Reception hall, lounge, dining room, modern fitted breakfast kitchen, three first floor bedrooms and a modern house shower room.

To the outside there is a block paved drive to the front and an enclosed landscaped garden to the rear with summer house.

Viewing is highly recommended.





Very well presented three bedroom extended semi detached house.

The 'ready to move into' accommodation benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining room, modern fitted breakfast kitchen, three first floor bedrooms and a modern house shower room.

To the outside there is a block paved drive to the front and an enclosed landscaped garden to the rear with summer house.

Reception Hall

With store cupboard, radiator.

Lounge

14' x 12'9" (4.27m x 3.89m)

With a coal effect gas fire in modern fireplace surround with black granite inset and hearth, radiator.

Breakfast Kitchen

14'6" x 14'1" (4.42m x 4.3)

Modern fitted breakfast kitchen having a range of wall and base units incorporating stainless steel sink unit, electric double oven and hob, plumbing for dishwasher, upvc French doors to rear garden.

Dining/Sitting Room

13'10" x 7'5" (4.22m x 2.26m)

With radiator.

First Floor Landing

Bedroom One

14' x 12' (4.27m x 3.66m)

With radiator.

Bedroom Two

12' x 8'6" (3.66m x 2.59m)

With radiator.

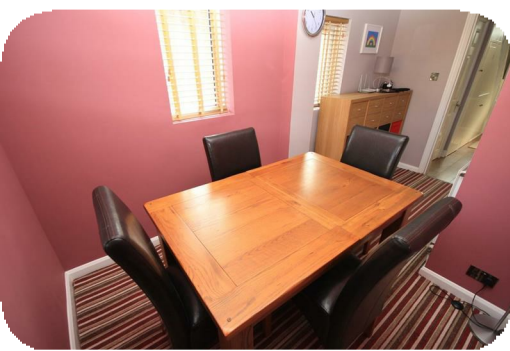
Bedroom Three

8'4" x 6'5" (2.54m x 1.96m)

With radiator.

Shower Room

Modern three piece suite, tiled walls and towel radiator.





Exterior

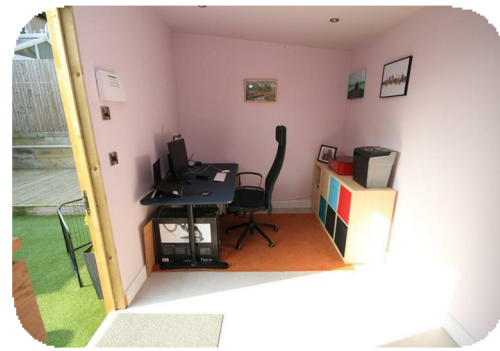
To the outside there is a block paved drive to the front, landscaped garden to the rear and a summer house/office with power and light.

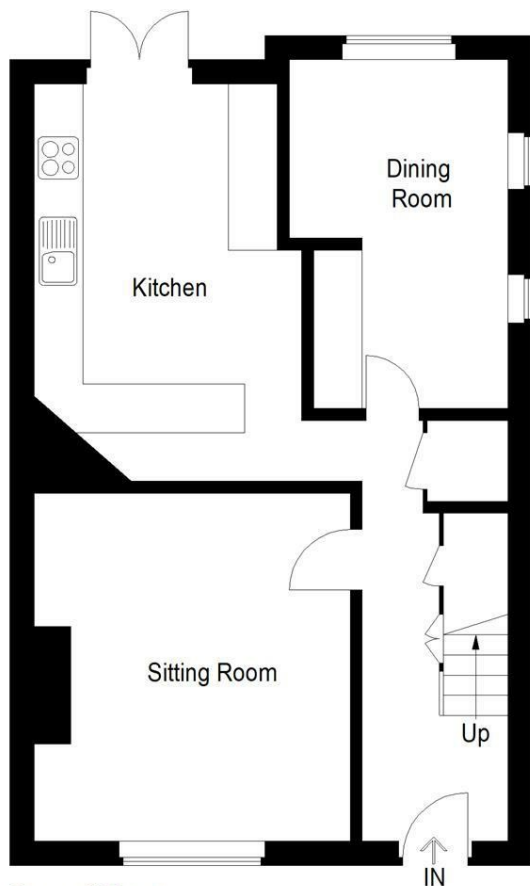
PLEASE NOTE

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.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Rd, turn right onto Ley Fleaks Rd, right onto Leyton Dr, left onto Leyton Grove and the property will shortly be seen displayed via our For Sale board.

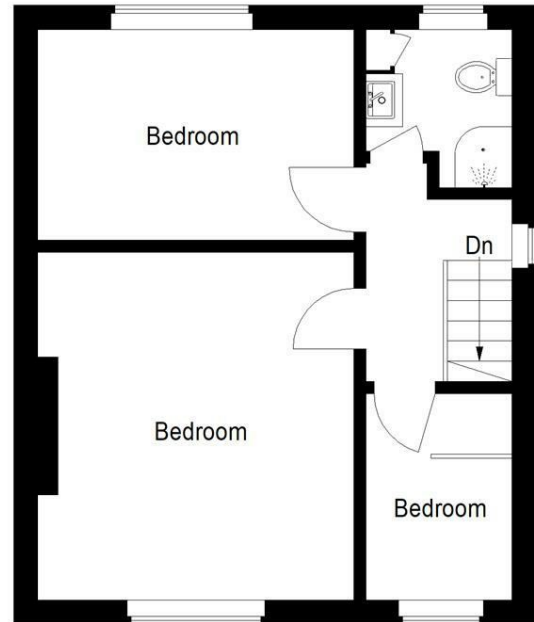




Ground Floor

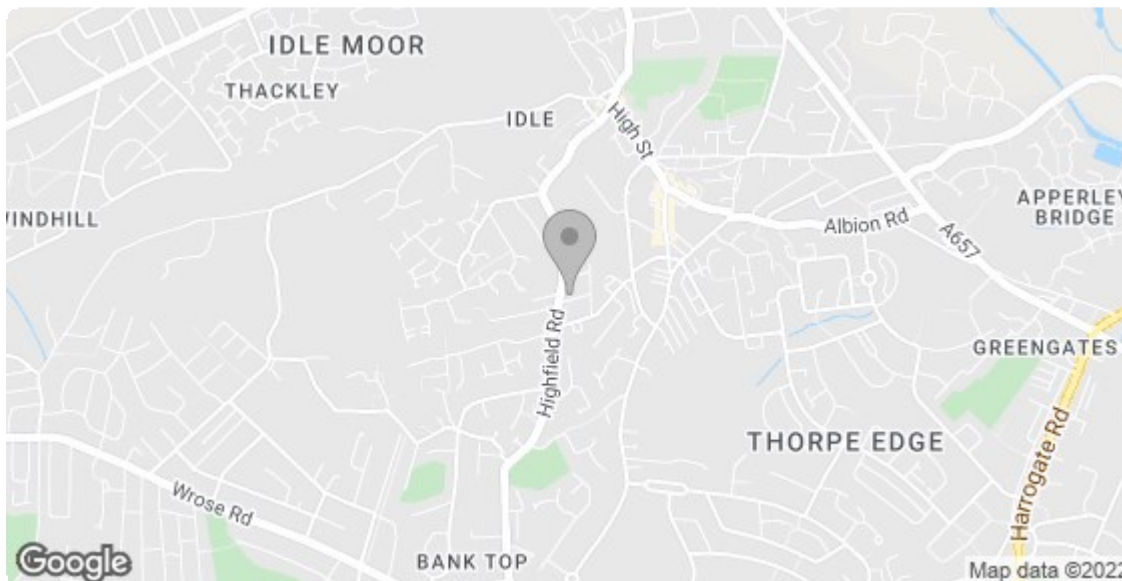
Leyton Grove, BD10

Approximate Gross Internal Area
97.2 sq m / 1046 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 844054)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(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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