



## Woodfield Close, Idle

**£310,000**

\* CUL-DE-SAC SETTING \* EXTENDED \* FIVE BEDROOMS \* THREE RECEPTION ROOMS \*  
\* NEWLY FITTED EN-SUITE \* IDEAL FOR GROWING FAMILY \* GARDEN \* PARKING \*

A unique opportunity for the growing family to purchase this modern five bedroom extended semi detached house.

The property occupies a delightful cul-de-sac setting situated a 'stone's throw' away from Idle village.

Benefits from gas central heating, upvc double glazing, alarm system with accommodation over three floors briefly comprising entrance, lounge, dining room, fitted kitchen, sitting room, cloakroom/wc, four first floor bedrooms - master bedroom having en-suite bathroom and dressing room, together with a modern bathroom with white suite, together with a fifth bedroom to the second floor.

To the outside there is a lawned garden with parking, together with an enclosed garden to the rear.





## Entrance

## Lounge

16'6" x 11'1" (5.03m x 3.38m!)  
With radiator and store cupboard.

## Kitchen

13'2" x 12' (4.01m x 3.66m)  
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven, hob and cooker hood, integrated dishwasher, part tiled walls, central island with glass work surface, radiator.

## Dining Room

14'5" x 8'8" (4.39m x 2.64m)  
With radiator.

## Cloakroom/WC

With low suite wc, vanity sink unit.

## Sitting Room

9'7" x 7'10" (2.92m x 2.39m)  
With radiator.

## First Floor

## Bedroom One

13' x 9'10" (3.96m x 3.00m)  
With built in wardrobes, radiator. En Suite Bathroom & Dressing Room;

## En Suite Bathroom

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

## Dressing Room

9'10" x 5'9" (3.00m x 1.75m)  
With radiator.

## Bedroom Two

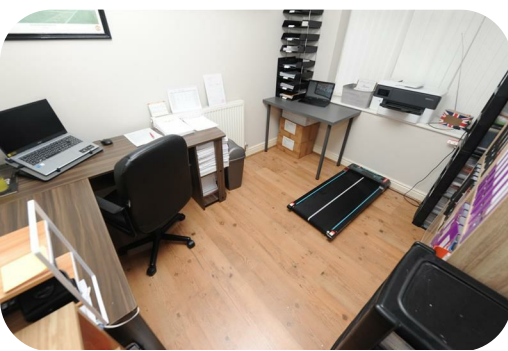
11'8" x 8' (3.56m x 2.44m)  
With radiator.

## Bedroom Three

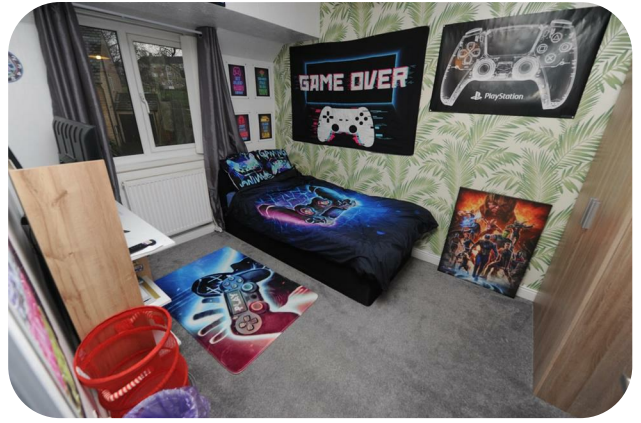
13'6" x 7'10" (4.11m x 2.39m)  
With radiator.

## Bedroom Four

8'9" x 6'6" (2.67m x 1.98m)  
With radiator.







## Bathroom

Modern white three piece suite comprising bath, low suite wc, vanity sink unit, heated towel rail.

## Second Floor

### Bedroom Five

13'7" x 14'7" (4.14m x 4.45m)

With two velux skylights and radiator. (Potential for an en-suite).

### Exterior

To the outside there is a garden to the front with off-road parking, together with an enclosed patio garden to the rear.

### Directions

From our office in Idle village take the left onto Idlecroft Road, turn left onto Ley Fleaks Rd, left onto Thorp Garth, right onto Woodfield Close and the property will be seen displayed via our For Sale board.

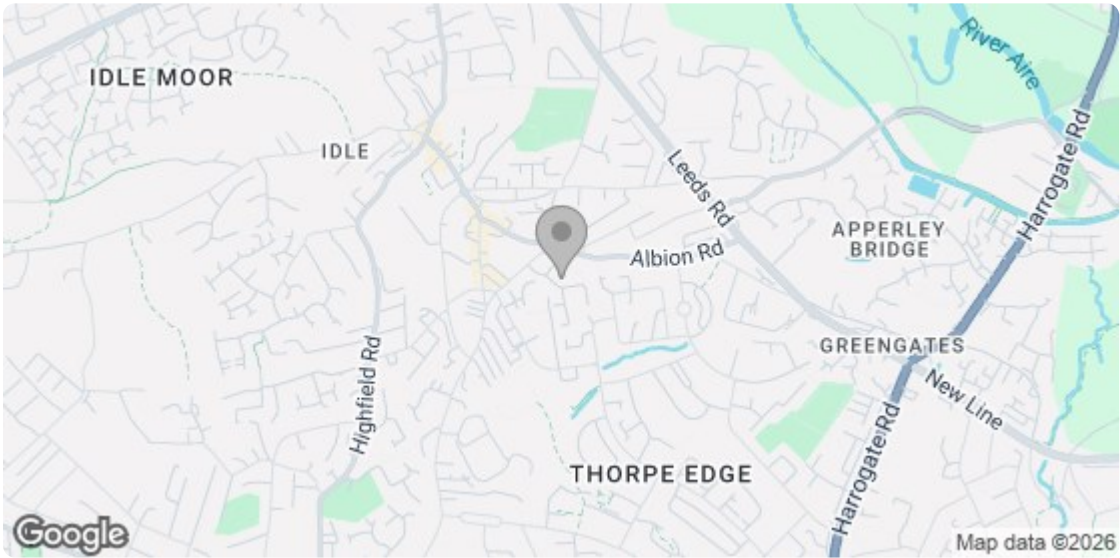
### TENURE

FREEHOLD

### Council Tax Band

C / Bradford





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		

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.

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