



Myers Close, Idle

£310,000

* END TOWN HOUSE * FOUR BEDROOMS * OVER THREE FLOORS * THREE BATH/SHOWER ROOMS *
* TWO RECEPTION ROOMS * IMMACULATELY PRESENTED * GARDEN * PARKING * NO CHAIN *

This immaculately presented four/five bedroom end town house offers an exceptional blend of space, style and versatility. Occupying a sought after residential location close to local amenities, reputable schools, and excellent transport links.

Thoughtfully designed over three floors, the spacious family accommodation includes a garage conversion currently used as a sitting room (could be used as a fifth bedroom, home office or playroom).

The property further benefits from a modern fitted kitchen, contemporary house bathroom and an en-suite shower room to the principal bedroom. Externally, a block-paved driveway provides off-street parking for two vehicles. To the rear is a private, tiered garden featuring Indian stone steps, wrought iron balustrades, a composite decking area ideal for outdoor entertaining, an external water tap and a rear gate providing access to additional parking.

A superb family home offering generous and adaptable living space throughout.

Early viewing is highly recommended to fully appreciate the accommodation on offer.





Entrance Hall

With radiator and storage cupboard.

Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity wash basin, radiator.

Sitting Room / Garage Conversion

16' x 7'7" (4.88m x 2.31m)

With radiator and double glazed window. (Could be utilised as a fifth bedroom/play room/office, etc).

Breakfast Kitchen

14'5" x 11'9" (4.39m x 3.58m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, integrated fridge/freezer, dishwasher, microwave, quartz work surfaces, breakfast bar, radiator, understairs storage and double glazed window.

First Floor

Lounge

16'1" x 16'4" (4.90m x 4.98m)

With radiator and double glazed window.

Bedroom Three

11'6" x 7'7" (3.51m x 2.31m)

With radiator and double glazed window.

Bedroom Four

10'3" x 6'5" (3.12m x 1.96m)

With radiator and double glazed window.

Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, low suite wc, radiator and extractor fan.

Second Floor

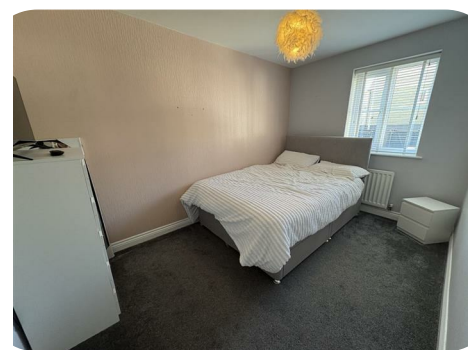
Bedroom One

14'8" x 11'7" (4.47m x 3.53m)

With built in wardrobe, radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, radiator and extractor fan.





Bedroom Two

14'6" x 10'3" (4.42m x 3.12m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, wash basin, radiator and extractor fan.

Exterior

To the outside there is an enclosed tiered rear garden with Indian stone patio and composite decking area. Together with block paved driveway providing off-road parking.

Directions

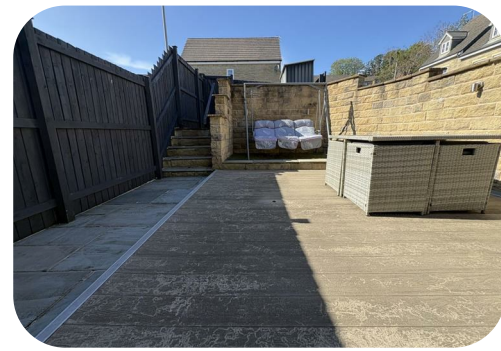
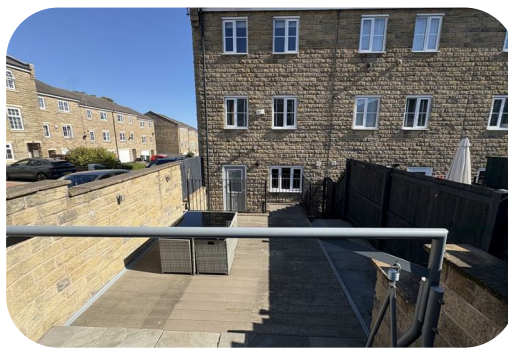
From our office in Idle village take the right onto New Street, turn left onto Myers Cl, turn left to stay on Myers Close.

TENURE

FREEHOLD

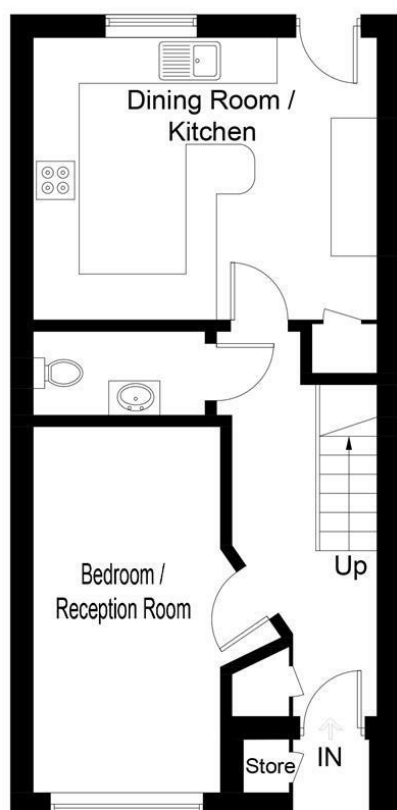
Council Tax Band

D / Bradford

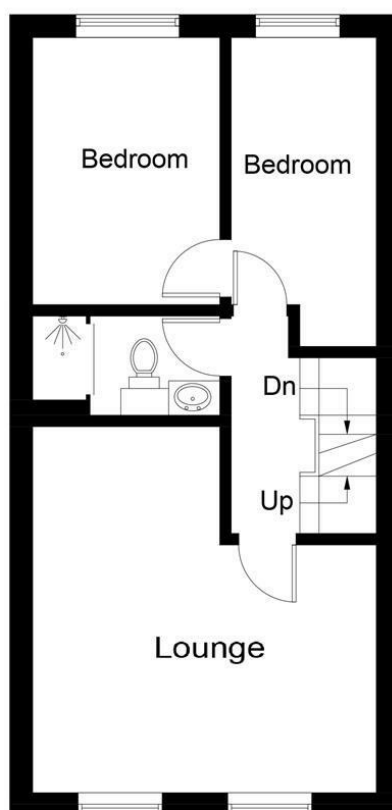


Myers Close, BD10

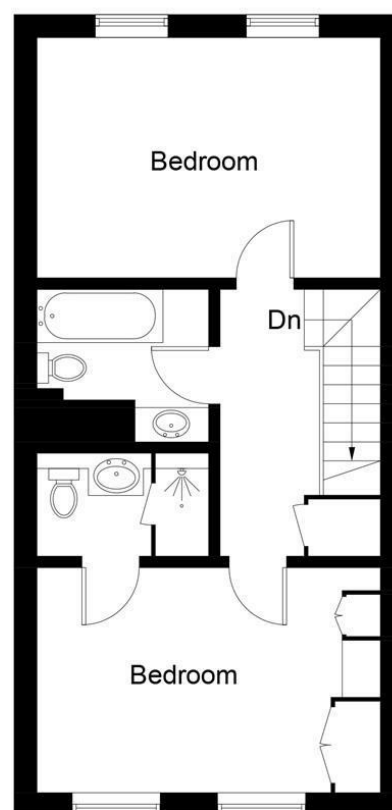
Approximate Gross Internal Area = 131.8 sq m / 1419 sq ft
(Excluding External Store)



Ground Floor

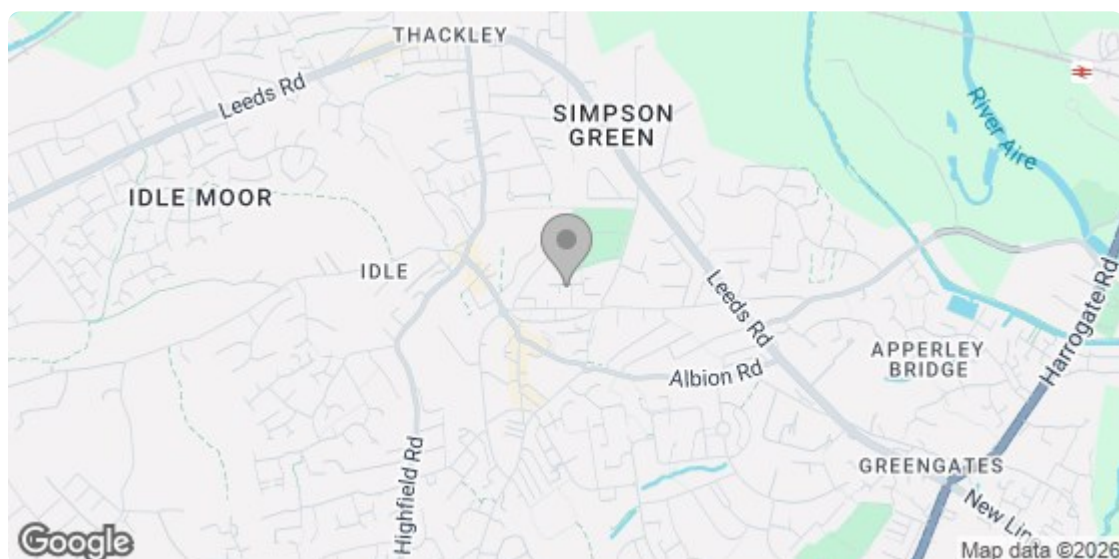


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1337369)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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 (CO₂) Rating		
	76	80

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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