DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY

23 Sandhill Fold, Idle, Bradford, BD10 8XB

Delightfully situated within a popular residential location is this exceptionally well presented five bedroom detached family home standing in well maintained gardens with private driveway and integral garage to the front.

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23 Sandhill Fold, Idle, Bradford, West Yorkshire, BD10 8XB

Guide Price: £525,000

- Executive detached property
- Five bedroom home
- Extended kitchen/diner
- Private garden and patio
- Driveway and garage
- Popular residential location

General remarks

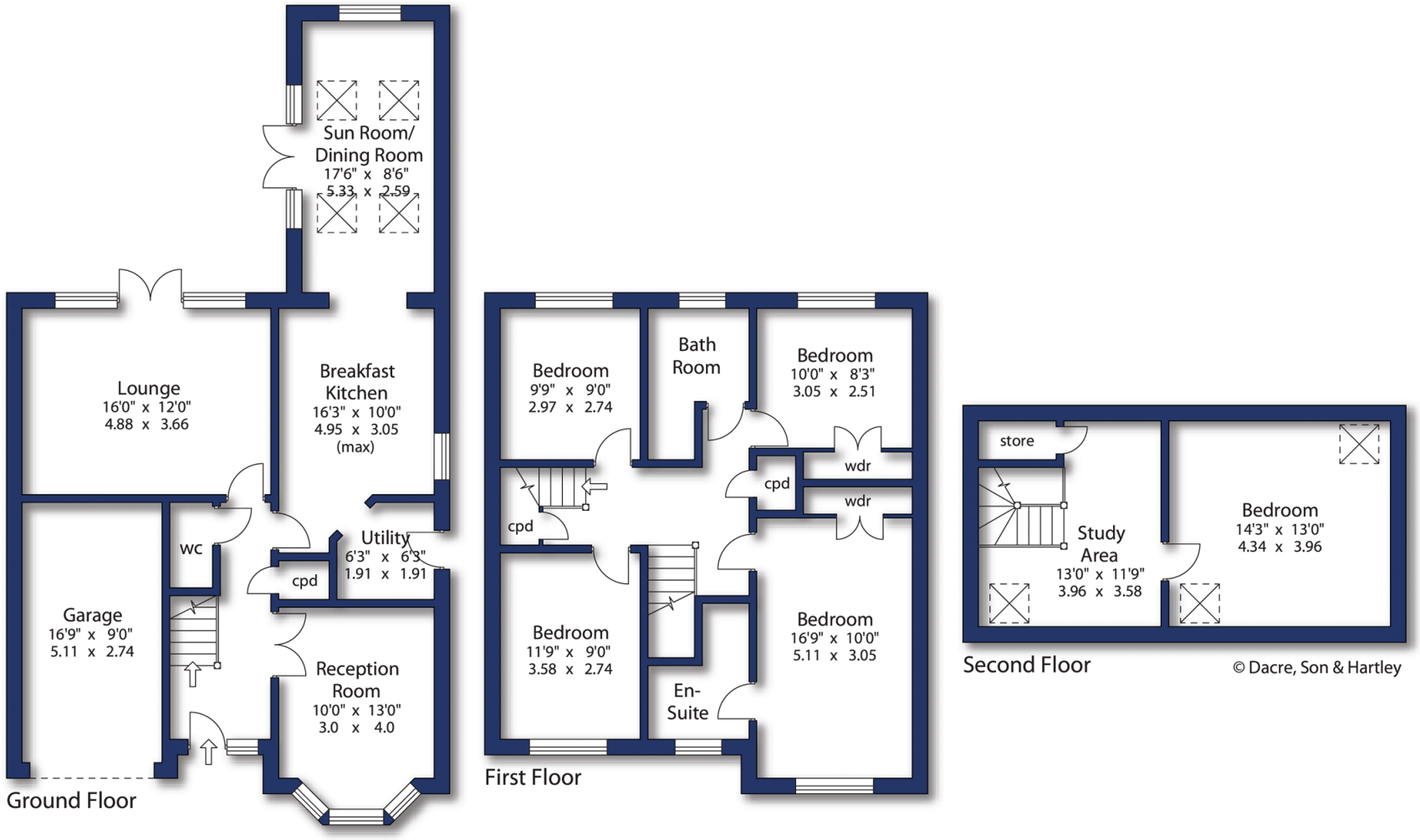
Delightfully situated within a popular residential location is a well presented extended detached family home. The property is of a good size throughout, includes the modern fitted features expected of an executive home in this area. The property offers flexible and versatile living accommodation and an internal inspection is fully recommended. Situated on a private cul de sac location the property is also complemented by superior gardens with private lawned area and patio to the rear.

The accommodation briefly comprises entrance hallway with cloakroom WC, spacious lounge with french doors to the rear, reception room, utility room and the extended kitchen dining/orangery to the ground floor. The first floor consists of master bedroom with ensuite shower room, three further double bedrooms and the modern house bathroom with separate shower cubicle and bath.

The second floor opens onto a study area/play area with store room and then a double bedroom with velux windows. Externally to the front is a paved driveway for multiple vehicles leading to a single garage. At the rear is a well manicured lawned garden with sleeper flower beds and fantastic stone paved patios.

Situated a stones throw from the villages of Thackley and Idle the property benefits from the locality of shops, schools, bars and restaurants together with the public transport links to Leeds, Bradford and Shipley. Close to Idle Moor and the local area there are a myriad of walks in the local semi-rural area. The property is within daily commutable distance to a wide variety of West Yorkshire business centres such as Leeds, Bradford, Harrogate and Huddersfield.

Floorplans



Mortgage Advice Bureau
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Dacres Surveys
Call for a quote
01943 885 400

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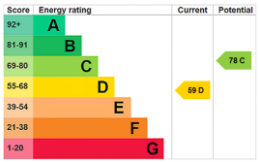

Contact us

01274 581794

saltaire@dacres.co.uk

Directions

From Idle village proceed along Highfield Road in the direction of Bradford/Five Lane Ends. Turn right on to Green Lane and then right on to Sandhill Fold.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Driveway and garage.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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