



Sandhill Fold, Idle, Bradford, BD10 8XB

An outstanding four-bedroom detached home, finished to an exceptionally high-end standard throughout, combining luxurious interiors, versatile family living and superb potential for further enhancement

77 Bingley Road, Saltaire, Shipley, West
Yorkshire, BD18 4SB

Tel: 01274 581794

Email: saltaire@dacres.co.uk

dacres.co.uk   



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

Bradford 3 miles, Skipton 18 miles, Leeds 13 miles (all distances estimate)

Guide Price: £525,000

- Detached family home
- Four bedrooms
- High-end finish throughout
- Spacious lounge and separate dining room
- Planning permission for rear extension
- Double garage



General remarks

An exceptional four-bedroom detached residence, finished to an outstanding contemporary standard throughout, offering an impressive blend of luxurious interiors, generous living accommodation and practical family living. Beautifully presented, the property boasts a wealth of high-end fixtures and fittings, complemented by a superb conservatory, a welcoming bay-fronted dining room and the added benefit of an integral double garage.

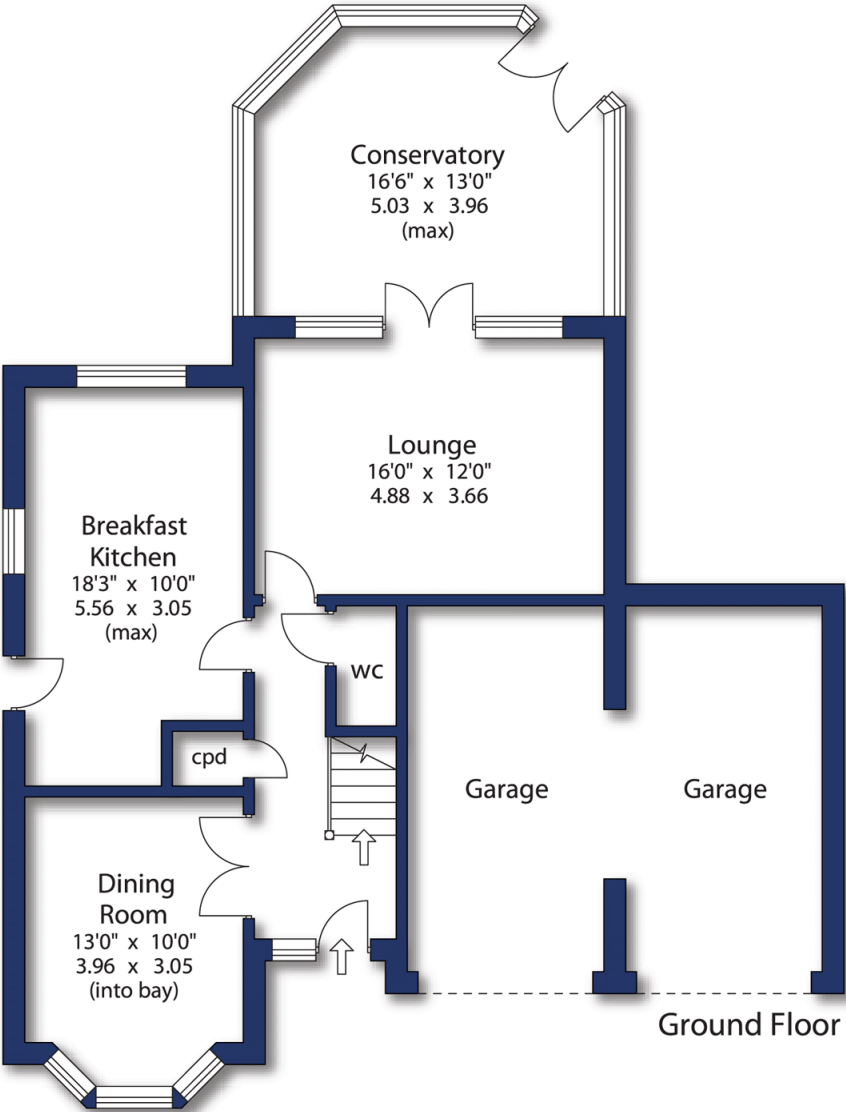
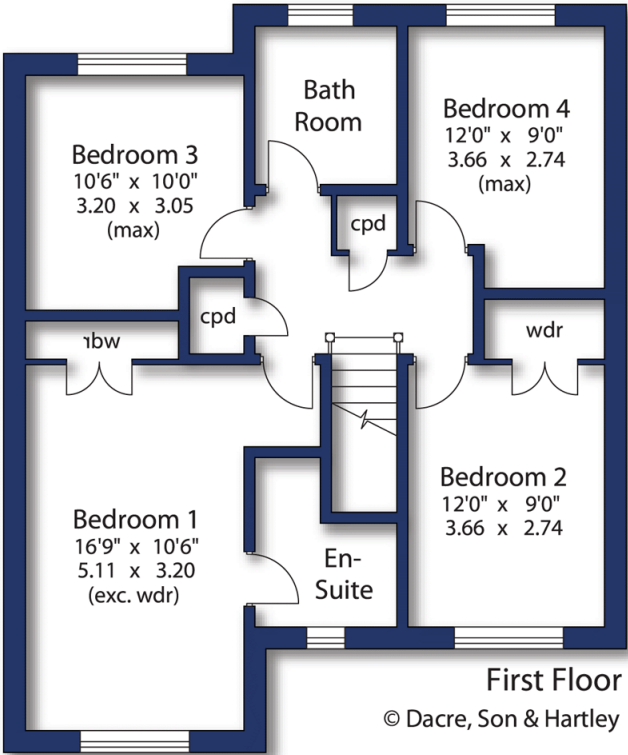
The property briefly comprises an entrance hall, downstairs WC, spacious lounge with access to the conservatory, breakfast kitchen, separate utility room and bay-fronted dining room to the ground floor. To the first floor are four well-proportioned bedrooms, including an impressive principal bedroom with en-suite facilities, together with a stylish house bathroom. Externally, the property benefits from an attractive frontage, a generous block-paved driveway providing ample off-street parking, an integral double garage and garden space incorporating both paved and turfed areas. Further enhancing its appeal, the property benefits from planning permission for a

single-storey rear extension, offering exciting potential to further enhance the living accommodation.

Combining exceptional presentation with versatile accommodation, this impressive home is ideally suited to families seeking a high-quality property ready to move straight into. The outstanding internal finish, well-planned living spaces and excellent parking provision, together with the potential to extend, make this a particularly desirable home which must be viewed to be fully appreciated.

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**

01274 515 763

 **Dacres Surveys**

Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.





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 is currently E

Tenure, Services & Parking

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

Dacres Ref: SAL260261