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Wendron Way, Idle, BD10 8TW

A substantially extended detached family home, offering spacious accommodation, mature gardens, a garage and off-street parking, all within this highly sought-after location in Idle.

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dacres.co.uk







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Wendron Way, Idle, BD10 8TW

Bradford 5 miles, Skipton 15 miles, Leeds 9 miles (all distances approximate)

Guide Price: £345,000

- Detached family home
- Four bedrooms
- Three reception rooms
- Cul-de-sac location
- Off street parking and garage
- Large rear garden







General remarks

Situated within the ever popular location of Idle, this impressive detached property offers generously proportioned and well presented accommodation. Of particular appeal to growing families, the property is further enhanced by ample mature gardens to three sides, together with a garage and driveway parking.

The property briefly comprises: entrance hall, three reception rooms, kitchen, utility room and shower room to the ground floor, with four bedrooms and family bathroom to the first floor.

Having been substantially extended by the current owners, the property now offers an impressive amount of living space, ideally suited to modern family life. The overall proportions of the accomodation have been significantly enhanced providing flexibility for a variety of needs.

Externally, the property enjoys substantial mature gardens, offering an excellent degree of outdoor space, alongside a garage and off-street parking for up to two cars.

Situated a stones throw from Idle village, 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.

Floorplans

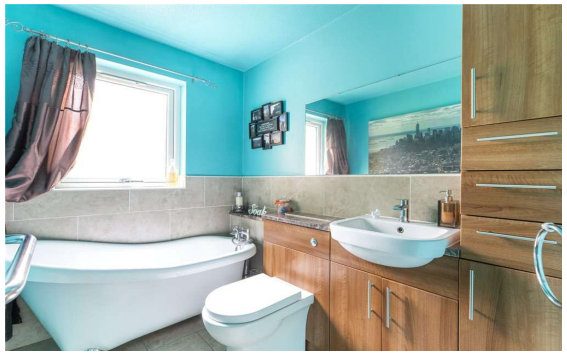
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Dacres Surveys
Call for a quote
01943 885 400

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Contact us

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Directions

Leaving Shipley, proceed along Leeds Road in the direction of Leeds, turning right onto Town Lane, continue along onto Highfield Road. Continue on then turn left onto Wendron Way.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently D

Tenure, Services & Parking

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