



£325,000

\*THREE BEDROOMS\* \*DETACHED\* \*IMMACULATE FAMILY HOME\* \*QUIET CUL-DE-SAC LOCATION\* \*POTENTIAL TO CREATE ADDITIONAL BEDROOM/LIVING SPACE\*  
\*PARKING & GARAGE\* \*GARDEN\*

Townend Estate Agents offer for sale this immaculately presented detached family home. Located on a quiet cul-de-sac in the ever popular Idle Moor. This delightful property boasts three well-proportioned bedrooms and three modern bathrooms, making it an ideal choice for families seeking comfort and convenience. As you enter, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the fantastic kitchen-diner, which provides ample space for family meals and gatherings. This area is designed to be both functional and stylish, catering to the needs of modern living. The property also features a blocked paved double driveway (only 12 months old) with parking for multiple vehicles, ensuring that you and your guests will never be short of space.

Additionally, there is potential to create even more living space or an extra bedroom by converting the garage (subject to consents) allowing you to tailor the home to your specific needs. With a lovely private garden to the rear with secure panelling and posts, benefiting from a recently fitted decking (12 months) ideal for enjoying summer afternoons! The property also benefits from all new double glazed windows, solid oak interior doors throughout, fantastic plantation shutters on the ground floor and an electric garage door.

This home offers a perfect blend of comfort and practicality, making it a wonderful place to raise a family. With its attractive features and potential for further development, this property is not to be missed. We invite you to come and experience the charm of this lovely home for yourself.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

**Greencroft Close, BD10**

Approximate Gross Internal Area = 90.1 sq m / 970 sq ft  
 Garage = 14.3 sq m / 154 sq ft  
 Total = 104.4 sq m / 1124 sq ft



Illustration for identification purposes only; measurements are approximate, not to scale. Fourlabs.co.uk (ID121231)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.  
**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**  
 PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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