



£265,000

THREE BEDROOMS *CUL DE SAC LOCATION* *MODERN BREAKFAST KITCHEN & BATHROOM* *DRIVEWAY* *DETACHED GARAGE* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *IDEAL FOR FAMILIES*

Nestled in the desirable cul-de-sac of Santa Monica Crescent in Idle, this modern semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The heart of the home is undoubtedly the contemporary kitchen, which is designed with both style and functionality in mind. It offers a bright and airy atmosphere, making cooking a delightful experience. The modern finishes and thoughtful layout ensure that this kitchen meets the needs of today's lifestyle.

The location is a significant highlight, situated in a prime area of the village, which is known for its community spirit and convenience. Residents will appreciate the peaceful surroundings while still being close to local amenities, schools, and transport links. With its modern features and sought-after location, don't miss the chance to make this charming home your own.

Ask us about....

AUCTION

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SURVEYS



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

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