



£395,000

***PART EXCHANGE INVITED* *FIVE/SIX BEDROOMS* *SPACIOUS FAMILY HOME* *FLEXIBLE LIVING ACCOMMODATION* *CLOSE TO LOCAL SCHOOLS & AMENITIES*
CONSERVATORY *AMPLE PARKING* *LARGE GARAGE & UTILITY SPACE* *GARDENS* *MODERN KITCHEN-DINER* *GARDEN ROOM***

Nestled in the tranquil cul-de-sac of Crofters Green, Idle, this impressive detached house offers an incredibly spacious family home that is perfect for modern living. **PART EXCHANGE FOR A SMALLER PROPERTY INVITED** (ask for details) With five generously sized bedrooms and four well-appointed bathrooms, this property provides ample space for families of all sizes. The flexible living accommodation is a standout feature, allowing for easy adaptation of the walk-in wardrobe into a sixth bedroom, should the need arise. The two reception rooms offer versatile spaces for relaxation and entertainment, making it ideal for hosting family gatherings or enjoying quiet evenings at home. The property also boasts a half-converted garage, which has been transformed into a practical utility room, enhancing the functionality of the home. Parking is a breeze with space for multiple vehicles, ensuring convenience for both residents and guests alike.

Situated in a quiet cul-de-sac, this home is located on an extremely desirable street, providing a peaceful environment while still being close to local schools and amenities. This combination of space, flexibility, and location makes this property a rare find in the market.

Whether you are looking for a family home or a place to entertain, this house at Crofters Green is sure to meet your needs and exceed your expectations. Don't miss the opportunity to make this wonderful property your own.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Crofters Green, BD10

Approximate Gross Internal Area = 213.4 sq m / 2297 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1246928)



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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-101) A			(92-101) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		