



£385,000

\*THREE DOUBLE BEDROOMS\* \*DETACHED TRUE BUNGALOW\* \*QUIET CUL-DE-SAC LOCATION\* \*FLEXIBLE LIVING ACCOMMODATION\* \*IMMACULATELY PRESENTED\* \*TWO RECEPTION ROOMS\* \*CONSERVATORY\* \*GARAGE & DRIVEWAY PARKING\* \*GARDENS\* \*TWO BATHROOMS\*

Townend Estate Agents offer for sale this immaculately presented detached bungalow, nestled in the serene cul-de-sac of Briarfield Close, Idle. With three well-proportioned bedrooms, this home is ideal for families or those seeking a peaceful retreat. Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The addition of a delightful conservatory enhances the living area, allowing natural light to flood in and offering a lovely view of the surrounding garden. The property boasts two modern bathrooms, each with showers, ensuring convenience for all residents and guests. Each room is thoughtfully designed, providing both functionality and a touch of elegance. For those with vehicles, the property features generous parking space for multiple vehicles, a rare find in such a desirable location. Benefitting from gardens front and rear, this property isn't one to be missed. This bungalow is not just a home; it is a sanctuary that combines modern living with a tranquil setting. With its excellent presentation and thoughtful layout, it is a must-see for anyone looking to settle in Bradford.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

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			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		