



## 22 Summerley Court, Idle, Bradford, BD10 8TD

NO CHAIN - SWIFTMOVE SALE- QUICKER COMPLETION: Ask for further information

Well presented semi detached, built a little over 21 years ago. This fine THREE BEDROOM example will appeal to a variety of buyers including first time, the 15ft kitchen diner, double drive and pleasant rear garden further add to the appeal here. Forming part of this small cul-de-sac development in this highly regarded part of Idle, offers access to local facilities and the numerous pubs and restaurants and being well placed for access to Apperley Bridge train station.

**Offers Over £220,000**

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**SWIFT MOVE** The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

### **COUNCIL TAX Bradford**

Band C

### **TENURE** Freehold

**ENTRANCE HALL** Ground floor W.C off

### **LOUNGE 15'3" x 13'2" (4.65m x 4.01m)**

Laminate floor

### **KITCHEN DINER 15'2" x 9'9" (4.62m x 2.97m)**

Selection of wall and base units, worktops, built in oven, hob and extractor. Patio doors to rear garden.

**FIRST FLOOR LANDING** Access to loft (part boarded) and cupboard housing hot water tank

### **BEDROOM ONE 10'1" x 8'8" (3.07m x 2.64m)**

Double store closet

### **BEDROOM TWO 10' (3.05) x 6'1" (1.85) plus recess**

### **BEDROOM THREE 6'7" x 6'7" plus robes (2m x 2m plus robes)**

Built in mirror door wardrobe

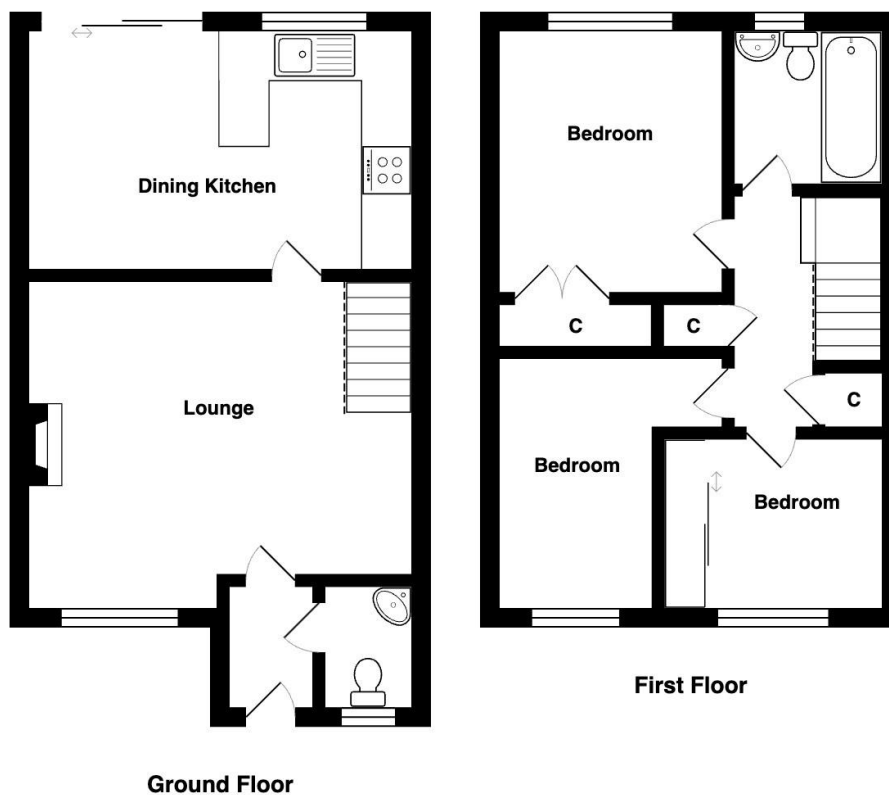
**BATHROOM** Three piece modern white suite with vanity wash basin/W.C and over bath shower and screen

**OUTSIDE** Drive for two cars and very pleasant rear garden including patio and artificial lawn

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.

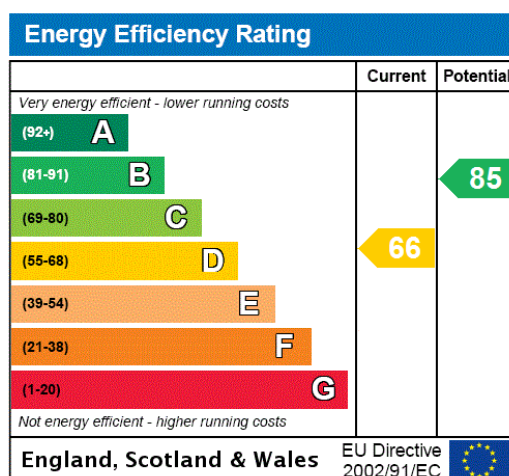






Total Area: 68.4 m<sup>2</sup> ... 737 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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