



18 Holt Gardens, Idle, Bradford, BD10 8UG

Executive detached occupying an enviable cul-de-sac plot which forms parts of one of Idle's premier locations. Currently providing FOUR BEDROOM, TWO BATH / SHOWER ROOMS family-sized accommodation, this fine example boasts quality throughout. The property is further enhanced by a recently upgraded boiler system, new radiators, a recently updated consumer unit, and has been recently carpeted throughout, alongside an expansive electric underfloor heating system servicing the ground floor tiled areas.

Premium features include a downstairs W/C, a stunning conservatory with a high-quality glass roof, designer radiator, and underfloor heating, an elegant oak and glass staircase / balustrade, and oak internal doors throughout (featuring premium glazed oak doors to the main living spaces). Modern comforts abound with recently fitted front and back doors, custom window blinds throughout, and Alexa-enabled outdoor dusk/dawn lighting, including motion-controlled security floodlights. The exterior boasts a block-paved drive for up to four cars, an attached garage with an electric door, and a good-sized mature rear garden complete with an outdoor storage shed. Rest assured this high-calibre property can only be fully appreciated upon a detailed inspection. Contact Robert Watts to arrange YOUR VIEWING today.

£485,000

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COUNCIL TAX Bradford

Band E

TENURE Freehold

ENTRANCE HALLWAY Accessed via a recently fitted front door. Upgraded with porcelain tiles and electric underfloor heating. Features a stunning, contemporary oak and glass staircase / balustrade. Accessed via a beautiful glazed oak door leading into the living room. Includes a crucial, modern downstairs W/C located off the hallway.

LIVING ROOM 17'5" x 10'7" (5.3m x 3.23m)

Recently carpeted with an elegant glazed oak double door leading into the kitchen/diner. Finished with smart Venetian blinds.

KITCHEN DINER 26'9" x 9'2" (8.15m x 2.8m)

Ample modern wall and base units, worktops, breakfast bar, built-in double oven, separate 5-ring hob. Grants access to the rear via a recently fitted back door. Enhanced with a two-zone electric underfloor heating system. Fitted with stylish Venetian blinds. Features recent appliances including a full-size fridge, full-size freezer, recent dishwasher, and a recent washer/dryer.

CONSERVATORY 12'8" x 10' (3.86m x 3.05m)

A standout feature of the home, complete with a premium glass roof, a sleek recently installed designer radiator, and dedicated electric underfloor heating ensuring maximum year-round comfort.

LANDING Access to loft space - useful store closet. Recently carpeted with the continuation of the oak and glass balustrade. Oak doors leading to all rooms.

BEDROOM 1 13'2" (4.01) plus robes x 10'4" (3.15)

Recently carpeted. Fitted bedroom furniture including wardrobes and dressing table.

EN-SUITE SHOWER ROOM Recently refitted with high-end fixtures, featuring a premium Aqualissa shower system and custom Perfect Fit blinds.

BEDROOM 2 13'7" (4.14) x 9'3" (2.82) both max

Recently carpeted. Fitted wardrobes.

BEDROOM 3 11'8" x 9'6" both max (3.56m x 2.9m both max)

Recently carpeted. Fitted wardrobes.

BEDROOM 4 9'5" (2.87) plus robes x 9'4" (2.84)

Recently carpeted. Fitted wardrobes.

BATHROOM Three piece white suite incorporating Jacuzzi bath, recently fitted new vanity unit, over bath recently fitted premium Aqualissa shower and screen. Finished with custom Perfect Fit blinds.

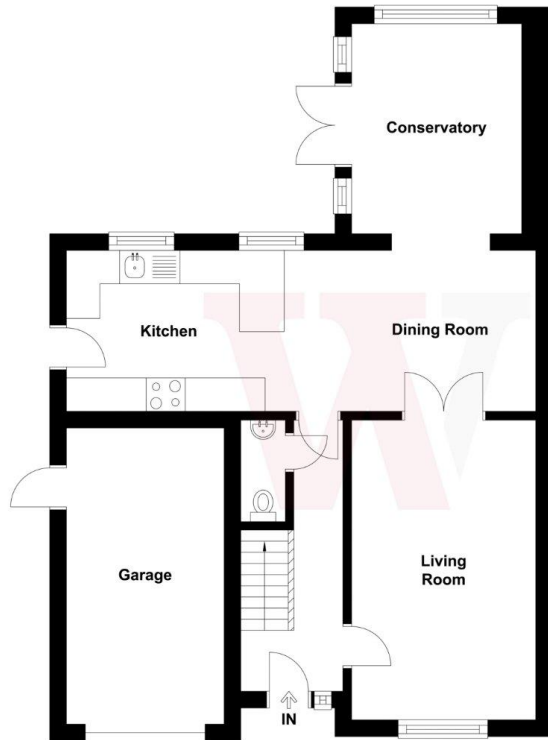
OUTSIDE Block-paved drive providing parking for up to four cars, attached garage with electric remote-control door. Very pleasant, good-sized mature garden to the rear incorporating an ample patio. Secured and illuminated by Alexa-enabled outdoor dusk/dawn lighting and motion-controlled security floodlights.

BUYER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

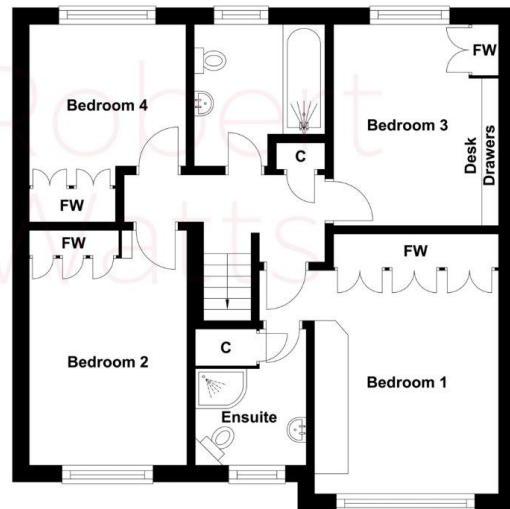
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		