



## 7 Briarfield Grove, Idle, Bradford, BD10 8QS

Impressive, well-proportioned DETACHED BUNGALOW occupying an enviable CUL-DE-SAC plot. This fine example is a true paragon of its type and has been significantly improved by the current owners so YOU don't have to! Tasteful décor, quality fixtures, double garage and well maintained, manageable gardens are just some of the stand out benefits. Rest assured the 1,200 square foot layout will delight even the most discerning. Providing up to THREE BEDROOM, TWO BATH/SOWER ROOM accommodation with one being a 23ft attic room, ideal for guests. Contact Robert Watts to arrange YOUR VIEWING today.

Offers in excess of £395,000

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## **COUNCIL TAX Bradford**

Band D

**TENURE** Freehold

## **GROUND FLOOR**

**ENTRANCE HALL** Useful store closet

**BATHROOM** Three piece modern white suite, fully tiled walls, tiled floor

**KITCHEN 10'9" x 7'2" (3.28m x 2.18m)**

Modern wall and base units, granite work tops, induction hob, separate double oven, integrated fridge freezer

**UTILITY ROOM 6'1" x 4'3" (1.85m x 1.3m)**

Housing boiler, plumbed for washing machine

**LIVING ROOM 14'1" x 11'5" (4.3m x 3.48m)**

Patio doors to rear garden

**BEDROOM 1 13'4" (4.06) x 8'9" (2.67) plus robes**

Built in wardrobes

**EN-SUITE SHOWER ROOM** Shower cubicle, wash basin, WC - fully tiled walls, tiled floor

**BEDROOM 2 11' x 8'9" (3.35m x 2.67m)**

Currently utilised as dining room, patio doors to rear garden

## **FIRST FLOOR**

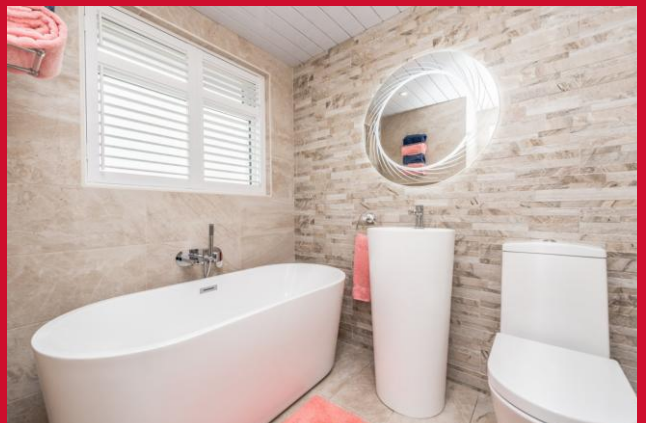
**LANDING AREA** Multi purpose area leading to bedroom - guest WC off and eaves store

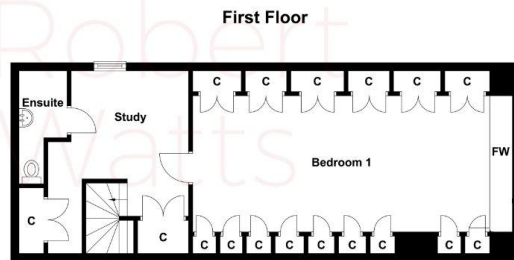
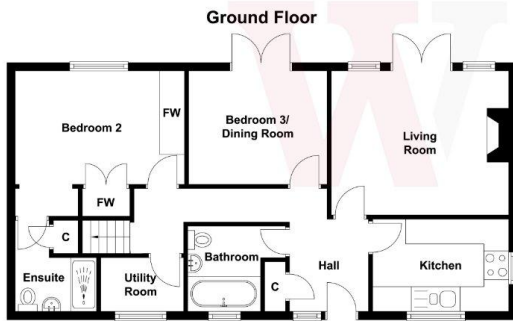
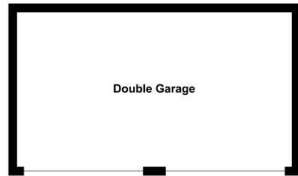
**BEDROOM 3 23' x 8'9" (7m x 2.67m)**

Ample built in wardrobes and eaves storage

**OUTSIDE** Imprint drive and patio, double garage (with power and light), very pleasant gardens front and rear

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		