



**Harper Avenue, Idle,**

**£189,995**

\* THREE BEDROOMS \* TWO RECEPTION ROOMS \* GARAGE \* CONSERVATORY \* GOOD SIZED GARDENS \*

Available with vacant possession and no onward chain, is this family sized traditional semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

Occupies a much sought after residential location and briefly comprises reception hall, lounge, dining room, conservatory, oak effect fitted kitchen, three first floor bedrooms and a large house bathroom.

To the outside there are gardens to both front and rear, driveway to the side leading to a detached garage.



Family sized traditional semi detached house occupying a much sought after residential location.

Available with vacant possession and no onward chain.

The accommodation benefits from gas central heating, upvc double glazing, alarm system and briefly comprises reception hall, lounge, dining room, conservatory, oak effect fitted kitchen, three first floor bedrooms and a large house bathroom.

To the outside there are gardens to both front and rear, driveway to the side leading to a detached garage.

## Reception Hall

With radiator.



## Lounge

15'8" x 12'2" (4.78m x 3.71m)

With a log effect gas fire in feature fireplace surround.



## Kitchen

10'1" x 6'9" (3.07m x 2.06m)

Medium oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls.



## Dining Room

11'4" x 11'3" (3.45m x 3.43m)

With radiator and patio doors to conservatory.



## Conservatory

10'11" x 7'10" (3.33m x 2.39m)

With radiator.

## First Floor Landing

### Bedroom One

15'4" x 11'5" (4.67m x 3.48m)

With built in wardrobes, radiator.



### Bedroom Two

13' x 11'4" (3.96m x 3.45m)

With built in wardrobes and radiator.

### Bedroom Three

7'7" x 7' (2.31m x 2.13m)

With radiator.



## Bathroom

With four piece suite, part tiled walls and radiator.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83	
(81-91)	B	70	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

## Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street and continue to the top, here take the right onto Town Lane, turn right onto Harper Avenue and the property will shortly be seen displayed via our For Sale board.

## Exterior

To the outside there are gardens to both front and rear with a driveway to the side leading to a detached garage.

## Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street and continue to the top, here take the right onto Town Lane, turn right onto Harper Avenue and the property will shortly be seen displayed via our For Sale board.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk  
website www.sugdensestates.co.uk