

REDUCED

£229,950 Freehold



15 Summerley Court, Idle, Bradford, West Yorkshire. BD10 8TD

- Modern End Townhouse - 3 Bedrooms
- Gas Central Heating - UPVC Double Glazing
- Lounge - Dining Area - Kitchen
- Downstairs W.C - En-Suite Shower Room
- Enclosed Landscaped Garden - Driveway for 2 Cars



PROPERTY DESCRIPTION

**** UNEXPECTEDLY RE-OFFERED ****

Well presented modern townhouse, occupying a well regarded cul-de-sac position close to the popular Idle village. Benefiting from gas central heating, UPVC double glazing and modern fixtures and fittings throughout. The property has recently undergone a program of improvements and briefly comprises; entrance vestibule, downstairs w.c, lounge, dining area with patio doors out into the garden and kitchen to the ground floor. Three bedrooms, modern bathroom and en-suite shower room to the first floor. Outside, the property occupies a attractive corner plot having decked and lawned areas. There is a driveway for two vehicles. Internal viewing is essential to appreciate the accommodation on offer. Council tax band D.



ROOM DESCRIPTIONS

Entrance Vestibule

Double glazed composite entrance door (installed Summer 2024). Tiled floor and radiator.

Downstairs W.C

2 piece suite in white comprising of low level w.c and corner sink unit. Double glazed window and radiator. Tiled floor and tiled splash backs.

Lounge

Double glazed windows to both the front and side elevation. Television point, coved ceiling and radiator. Newly installed (Summer 2024) fireplace having an electric fire set on a granite hearth and having a wooden surround. Stairs to the first floor and under stairs cupboard. Opening into ...

Dining Area

Newly installed UPVC patio doors (Summer 2024). Coved ceiling, double glazed window to the front and radiator.

Kitchen

Range of contrasting cream and grey base and wall units having a complementary wood effect work surface over. 1 1/2 bowl sink unit with mixer tap. Gas hob having an extractor hood over and electric oven. Tiled floor and part tiled walls. Radiator and double glazed window to the rear. Plumbing for washing machine and dishwasher.

First Floor

Landing

Access to partially boarded loft space via pull down ladder.

Master Bedroom

Double glazed windows to both the front and side elevations. Radiator. Fitted wardrobe and drawers.

En-Suite Shower Room

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Step in shower cubicle having a mains shower over. Radiator, extractor fan and shaver point.

Bedroom 2

Double glazed window to the front and side elevations. Radiator.

Bedroom 3

Double glazed window to the front and radiator. Fitted mirrored wardrobe/cupboard. Built in cupboard housing hot water tank.

Family Bathroom

3 piece suite in white comprising of paneled bath having a hand held shower attachment, pedestal wash hand basin and low level w.c. Part tiled walls, double glazed window to the rear, chrome heated towel rail.

Outside

Gardens

Enclosed landscaped garden having decked and lawned areas with a south facing, sunny aspect. Fence boundaries and gated access to the side and rear. Paved walkways. Outside tap, power point, security light and summerhouse.

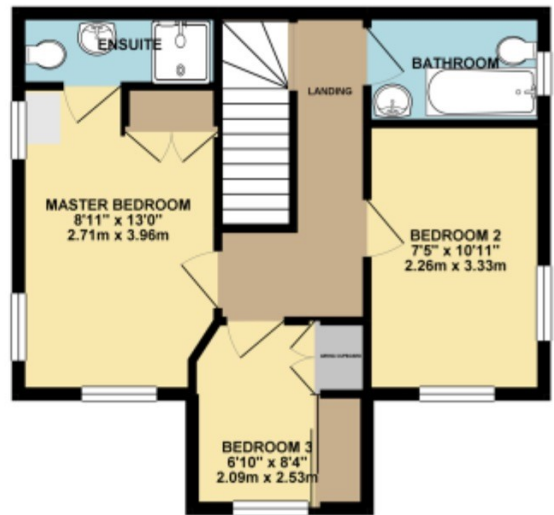


FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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