

FOR SALE

£295,000 Freehold



# 17 Santa Monica Road, Idle, Bradford, West Yorkshire. BD10 8QX

- Extended Semi Detached Bungalow - 3 Bedrooms plus Attic Room
- Gas Central Heating - UPVC Double Glazing - Solar Panels
- 3 Reception Rooms - Good Sized Kitchen
- Double Garage - Corner Plot with Gardens to 3 Sides
- Ample Parking - EV Charger
- No Seller Chain





## PROPERTY DESCRIPTION

Well presented and extensively extended semi detached bungalow in a well regarded area of Idle. Owned by the present owners for over 40 years, the property has been meticulously maintained.

The property benefits from gas central heating, UPVC double glazing and solar panels. The solar panels are a 4kw system, commissioned in 2013. Any electric generated that isn't used is returned to the grid and has paid the seller approx £2000 in the last year in income.

The accommodation briefly comprises; Porch, w.c, conservatory, good sized kitchen, 3 reception rooms offering a versatile space, 3 bedrooms and bathroom to the ground floor, with large attic room having a substantial storage area which could be converted into further living space, subject to the necessary planing consents. Outside, the property boasts an attractive corner plot with gardens to the front, side and rear with ample parking and double garage and EV charger.

Offered for sale with no seller chain, therefore a quick completion can be achieved. Council tax band C.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 16 mbps, Superfast 66 & Ultrafast 1800 mbps. Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UKs four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>





## ROOM DESCRIPTIONS

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### **Porch**

Double glazed door to side & laminate floor.

### **W.C**

2 piece suite comprising of pedestal wash hand basin and low level w.c. Radiator, laminate floor, tiled splash back and double glazed window to the rear.

### **Conservatory**

Double glazed windows to 3 sides and door out into the garden. Radiator, laminate floor and wall and centre light points.

### **Kitchen**

Range of solid oak base and wall units having a complementary work surface over. Double electric oven and gas hob. Integral fridge and freezer. Part tiled walls, laminate floor, Baxi gas boiler and under cupboard lighting. Window to the rear and sky light. Part glazed door to rear. Opening into ..

### **Dining Room**

Double glazed window to the rear and radiator. Utility area having plumbing for washing machine and space for the tumble dryer.

### **Lounge**

Double glazed window to the front, radiator and television point. Electric fire.

### **Home Office**

A versatile space. Double glazed window to the front, radiator and coved ceiling..

### **Bedroom 1**

Double glazed window to rear, fitted wardrobes, laminate floor & radiator.

### **Bedroom 2**

Double glazed window to front & radiator.

### **Bedroom 3**

Double glazed window to front & radiator.

### **Bathroom**

3 piece suite in whisper grey comprising of panelled bath with mixer shower over, vanity sink unit and low level w.c. Fully tiled walls, double glazed window to the rear and chrome heated towel rail.

### **Second Floor**

#### **Attic Room**

Velux window to the rear, radiator and under eaves storage. Built in wardrobe. Access to large storage area which could be developed further, subject to the necessary planning consents.

### **Outside**

#### **Gardens**

Large corner plot having lawned gardens to 3 sides. Flower, tree and shrub borders. Patio area and greenhouse with water point,. Hard standing perfect for caravan or motor home. Ample parking and out door power points x3

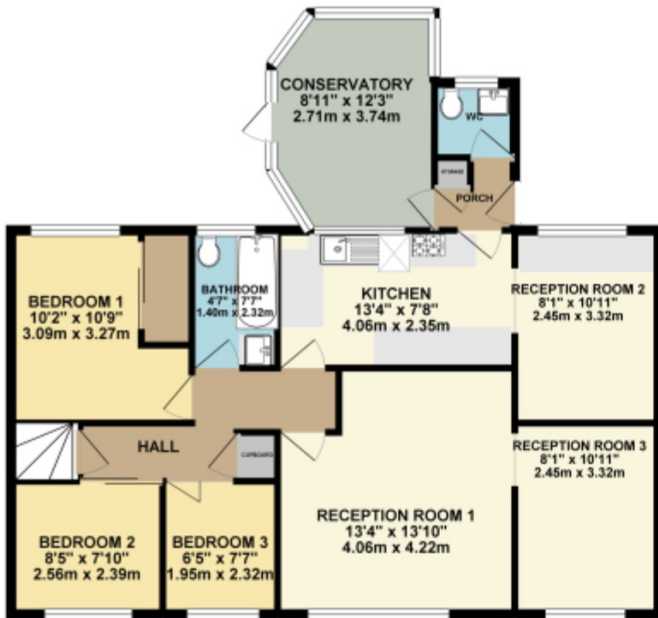
#### **Double Garage**

2 x up and over doors. Power, light and water. Windows to the side. EV point

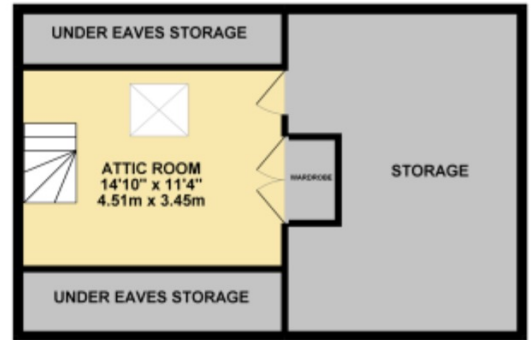


# FLOORPLAN

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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