



Quarry Park, Idle Bradford BD10 8XG

welcome to

Quarry Park, Idle Bradford

Immaculately Presented Three-Bedroom Modern Townhouse in Idle.

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Situated in the highly sought-after area of Idle, this beautifully presented three-bedroom modern townhouse offers stylish and spacious accommodation, perfect for families, professionals, and first-time buyers alike.

Finished to a high standard throughout, the property is ready to move straight into and boasts a contemporary interior with well-proportioned living spaces. The ground floor features a welcoming entrance hall, a modern fitted kitchen, and a bright and airy lounge with access to the rear garden. To the first floor are three well-sized bedrooms and a modern family bathroom.

Externally, the property benefits from driveway parking to the front, providing convenient off-road parking, while to the rear is a fully enclosed garden, ideal for entertaining, relaxing, or enjoying family time outdoors.

Located close to local amenities, well-regarded schools, and excellent transport links, this superb home offers the perfect combination of comfort, convenience, and modern living.

Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

Entrance Porch

Living Room

13' 1" x 9' 10" (3.99m x 3.00m)

Kitchen Diner

16' 3" x 9' 9" (4.95m x 2.97m)

Wc

First Floor Landing

Bedroom One

10' 4" x 8' 11" (3.15m x 2.72m)

En-Suite

Bedroom Two

10' 6" x 8' 11" (3.20m x 2.72m)

Bedroom Three

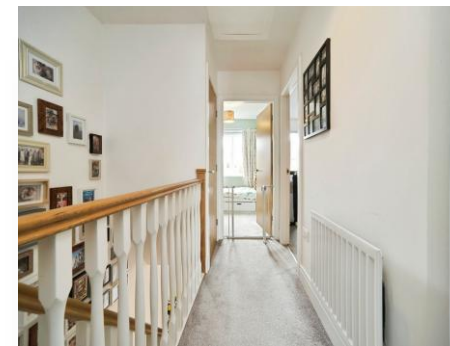
9' 3" x 7' 1" (2.82m x 2.16m)

Bathroom

Gardens

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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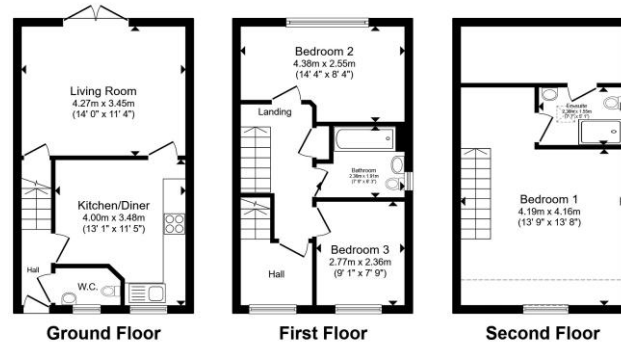
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Quarry Park, Idle Bradford

- Immaculately presented throughout
- Three-bedroom modern townhouse
- Ideal for first-time buyers, professionals, and families
- Bright and welcoming lounge with kitchen diner
- Driveway parking & enclosed rear garden

Tenure: Freehold EPC Rating: B

Council Tax Band: C



Total floor area 91.0 m² (979 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHP111580 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01274 531233



ShipleY@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire,
BD18 3QB



williamhbrown.co.uk