



## Quarry Park, Off Sandhill Fold, Idle, Bradford, BD10 8XG

- Excellent Local Schools
- Stunningly Presented
- Driveway and Garage
- Fantastic Transport Links
- Bi-Fold Doors to Rear Garden
- Viewing is a Must

**Price £410,000**





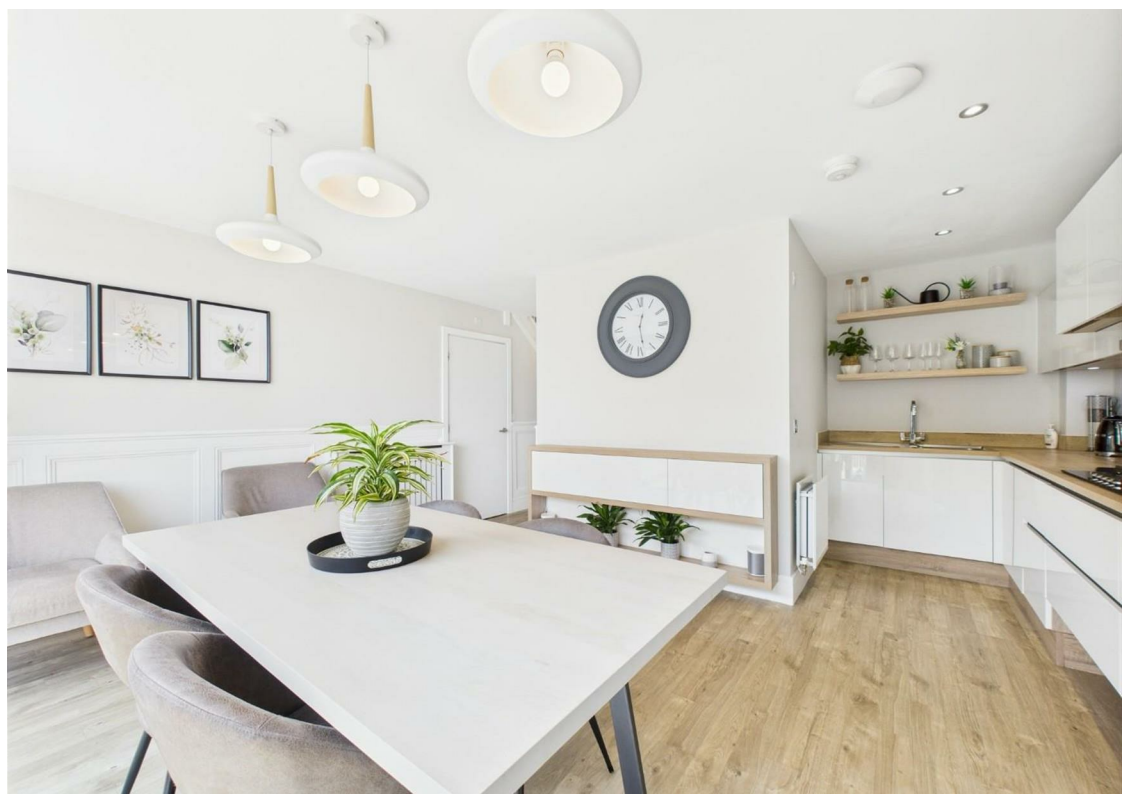
# Quarry Park, Off Sandhill Fold, Idle, Bradford, BD10 8XG

## DESCRIPTION

Situated in a quiet cul-de-sac just off sort after location of Sandhill Fold, this immaculate modern detached home offers spacious and stylish family living across two floors. Boasting four double bedrooms, including a master with en-suite shower room, the property also features a contemporary house bathroom. The ground floor comprises a welcoming reception hall, a generous lounge, a modern fitted dining kitchen with bi-fold doors opening onto a large, landscaped garden, and a convenient cloakroom/WC.

This beautifully presented home benefits from gas central heating, UPVC double glazing, window shutters, and quality light fittings throughout. A garage and well-maintained gardens further enhance the appeal. Ideally located close to excellent primary and secondary schools, the property also offers easy access to Shipley and Apperley Bridge train stations, with Leeds Bradford Airport just a 15-minute drive away—making this an exceptional opportunity for families seeking comfort, space, and convenience.







Floor 0



Floor 1

Approximate total area<sup>1)</sup>  
1479 ft<sup>2</sup>  
Reduced headroom  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Viewings

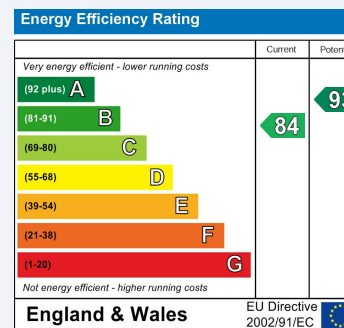
Please contact [shipleigh@hunters.com](mailto:shipleigh@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.