



## Harper Crescent, Idle

- 3 Bedrooms
- Superbly Presented
- Popular Location
- Semi Detached
- Useful Attic Room
- Close to Schools

**Offers Over £254,800**

**Tenure: Freehold**

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# Harper Crescent, Idle

## DESCRIPTION

Nestled in a peaceful cul-de-sac, this charming 3-bedroom semi-detached family home offers both comfort and convenience. Ideally situated within walking distance of Immanuel Secondary School, Idle CofE, and Thackley Primary School, it's perfect for families with school-going children.

The property boasts a versatile attic room, perfect as an occasional bedroom, study, or playroom. The home is well-presented throughout, showcasing a warm and inviting atmosphere.

The exterior features a front garden, a driveway leading to a garage, and an enclosed rear garden—ideal for outdoor activities and family gatherings.

Additional benefits include a downstairs W/C, gas central heating, and UPVC double glazing, ensuring energy efficiency and comfort all year round. Just a short stroll away, Idle Village offers a range of amenities for day-to-day needs, making this an excellent choice for a family home.



Council Tax: B

## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

Approximate total area<sup>(1)</sup>  
957.88 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

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## Viewing

Please contact our Hunters Shipley Office on 01274 594040 if you wish to arrange a viewing appointment for this property or require further information.

7-9 Briggate, Shipley, BD17 7BP

Tel: 01274 594040 Email:

shipley@hunters.com <https://www.hunters.com>

