Sugdens
Sales & Lettings



Idle Road, Undercliffe,

Reduced £95,000

* FRONT TERRACE * ONE BEDROOM * MODERNISED * THREE FLOORS *
* SMALL GARDEN * MODERN KITCHEN & BATHROOM *
A fantastic opportunity for the first time buyer or investor to purchase this stone built front terrace.
Available with no onward chain and benefits from gas central heating and upvc double glazing.
Entrance porch, open plan lounge/kitchen, useful basement room, one first floor bedroom and a modern house bathroom with white suite.
To the outside there is a small front garden area.







Entrance Porch

Open Plan Lounge / Kitchen
15'1" x 14' (4.60m x 4.27m)
Lounge area has an electric fire in modern surround.
Kitchen area has a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, part tiled walls.

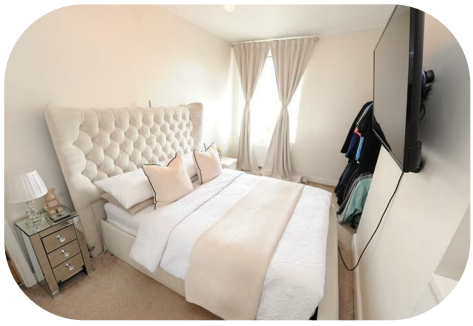


Basement Room
14' x 15' (4.27m x 4.57m)
Useful room. With radiator. Ideal for storage or conversion.



First Floor Landing

Bedroom One
14' x 9'4" (4.27m x 2.84m)
With radiator.



Bathroom
Modern white three piece suite, part tiled walls and towel radiator.

Exterior
To the outside there is a small garden to the front of the property.



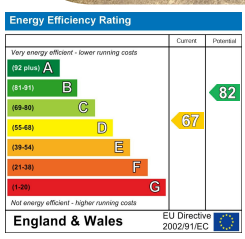
Directions
From our office in Idle village take the left onto onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the second exit onto Idle Rd and proceed for just over one mile and the property will shortly be seen displayed via our For Sale board.

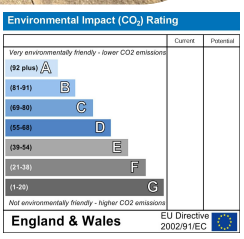
TENURE
Leasehold.
PLEASE NOTE: It is Good Leasehold which means that the Freeholder (Freehold Title) is Missing/lost and the Land Registry cannot therefore guarantee the absolute leasehold title and cannot provide any further information. The Lease runs with the land and dates back to 1819.



Council Tax Band
A / Bradford

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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