Sugdens
Sales & Lettings



Sandholme Drive, Thorpe Edge,

£129,995

* SEMI DETACHED * TWO DOUBLE BEDROOMS * NO ONWARD CHAIN *
* GOOD SIZE GARDENS * MODERN FITTED KITCHEN * IDEAL STARTER HOME *
Available with no onward chain, is this delightful two bedroom semi detached house.
Benefits from gas central heating (boiler replaced Dec 2023), upvc double glazing and alarm system.
The accommodation briefly comprises reception hall, lounge, fitted dining kitchen, two first floor bedrooms and a house bathroom with white suite.
To the outside there are gardens to both front and rear.







Entrance Hall
With radiator.

Lounge
14'4" x 11'1" (4.37m x 3.38m)
With radiator and French doors to Dining Kitchen;

Dining Kitchen
17'5" x 6'8" plus 7'3" x 6'4" (5.31m x 2.03m plus 2.21m x 1.93m)
Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls.

First Floor Landing

Bedroom One
14'4" x 8'10" (4.37m x 2.69m)
Double bedroom. With radiator and store cupboard.

Bedroom Two
10'4" x 11'1" max (3.15m x 3.38m max)
Double bedroom. With radiator and store cupboard.

Bathroom
Three piece white suite, heated towel rail.

Exterior
To the outside there are gardens to both front and rear.

Directions
From our office in Idle village proceed left onto Idlecroft Rd, right onto Bradford Rd, left onto Rowantree Dr, turn right to stay on Rowantree Dr, left onto Farm Hill Rd, left onto Sandholme Drive and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
A / Bradford



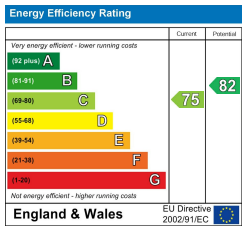


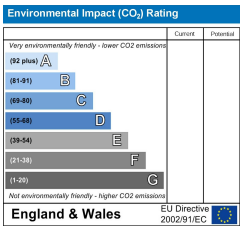






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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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