



Midland Terrace, Canal Road,

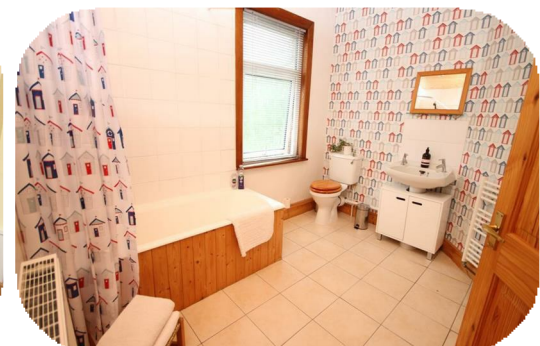
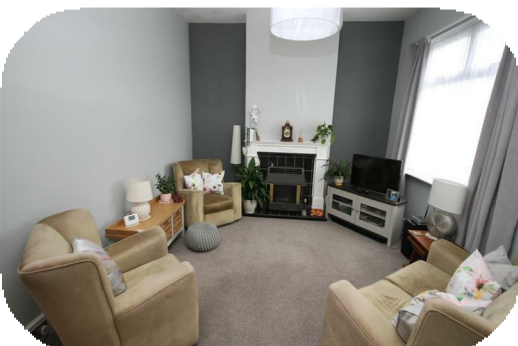
£122,500

- * MID TERRACE * TWO BEDROOMS * NO ONWARD CHAIN *
- * GARDENS & OUTHOUSE * CLOSE TO CITY CENTRE * PARKING *
- * GREAT STARTER HOME!!! *

A fantastic opportunity for either first time buyer or investor to purchase this delightful two bedroom inner terrace.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, lounge, kitchen and useful cellar, two first floor bedrooms and a house bathroom.

To the outside there are well stocked gardens with parking and outhouse.



Entrance Porch

Lounge

16'5" x 11'9" (5.00m x 3.58m)

With a coal effect gas fire in feature fireplace surround, radiator.

Kitchen

10'3" x 9'1" (3.12m x 2.77m)

Beech-wood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, radiator.

Cellar

First Floor Landing

With radiator.

Bathroom

Three piece white suite, radiator.

Bedroom One

12'3" x 8'1" (3.73m x 2.46m)

With radiator.

Bedroom Two

11'8" x 8'1" (3.56m x 2.46m)

With radiator.

Exterior

To the outside there is a small garden to the front and an enclosed garden to the rear with parking and outhouse.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Rd, at the end take the right into Bradford Rd, proceed straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the third exit onto Swain House Rd, proceed into Kings Rd and take the right down Bolton Ln, right onto Canal Rd and the row of terraces known as Midland Terrace will be seen on the right hand side, the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	89	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	56	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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