



Green Lane, Idle

£250,000

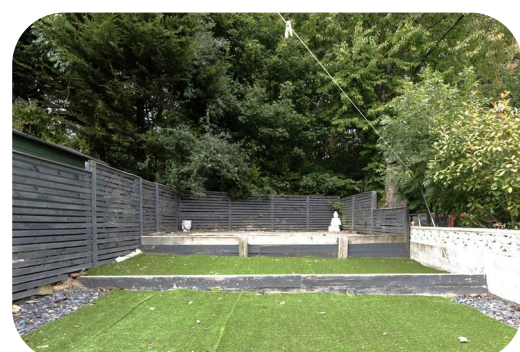
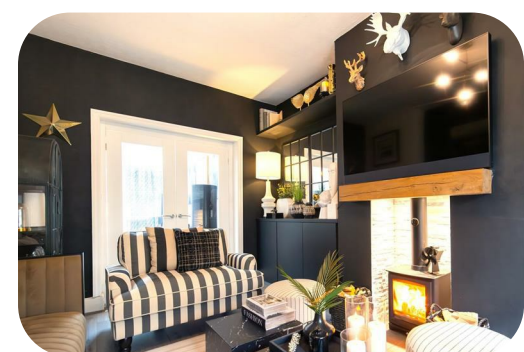
- * IMMACULATE * IMMACULATE * IMMACULATE *
- * INNER TOWN HOUSE * THREE BEDROOMS * HIGH FINISH THROUGHOUT * POPULAR LOCATION *
- * TWO RECEPTION ROOMS * MODERN KITCHEN & BATHROOM * LANDSCAPED GARDEN *
- * CALL SUGDENS TO BE THE FIRST TO VIEW *

This stunning three bedroom inner town house offers a 'boutique hotel' feel throughout.

Benefits from gas central heating, upvc double glazing and alarm system.

The 'ready to move into' accommodation briefly comprises entrance, lounge, sitting/dining room, breakfast kitchen, three first floor bedrooms and a house bathroom.

To the outside there are good sized landscaped gardens.





Entrance

Lounge

16'5" x 10' (5.00m x 3.05m)

Having a cosy log burner set in chimney breast, radiator and upvc French doors to:

Sitting Room/Conservatory

12'6" x 9'7" (3.81m x 2.92m)

With upvc French doors to rear garden.

Dining Kitchen

10'7" x 16'5" (3.23m x 5.00m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, part tiled walls and radiator.

First Floor Landing

Bedroom One

10'1" x 8'6" (3.07m x 2.59m)

With radiator.

Bedroom Two

10'10" x 8'6" (3.30m x 2.59m)

With radiator.

Bedroom Three

7'7" x 6'7" (2.31m x 2.01m)

With radiator.

Bathroom

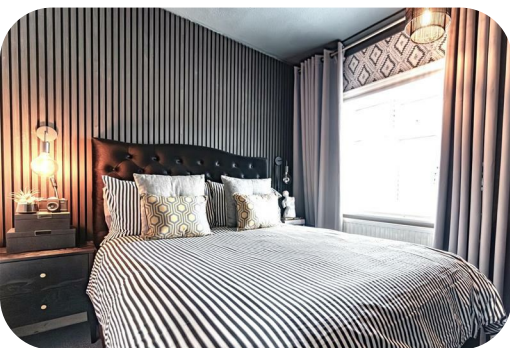
Modern four piece suite, heated towel rail.

Exterior

To the outside there is a well stocked long garden to the front of the property, together with an enclosed landscaped garden to the rear.

Directions

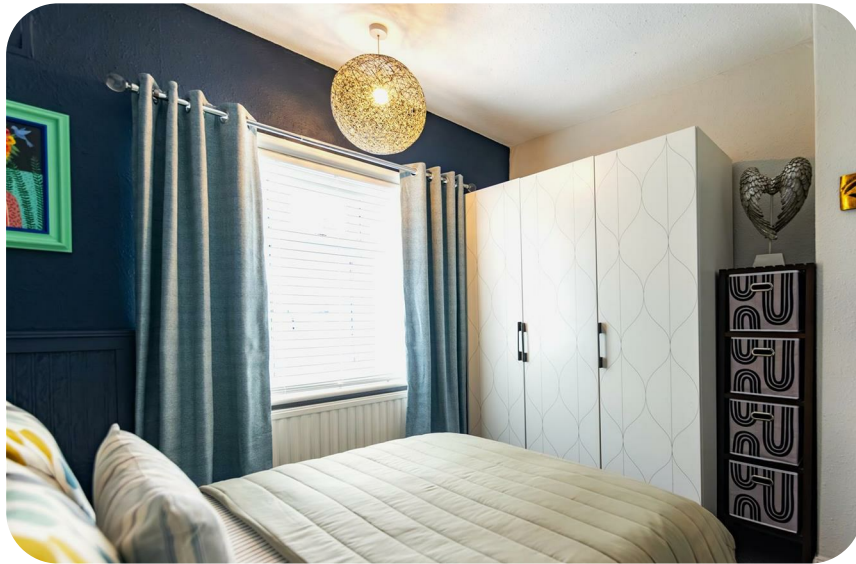
From our office in Idle village proceed straight up the High Street, left onto Highfield Road and right onto Green Lane where the property will be seen displayed via our For Sale board.

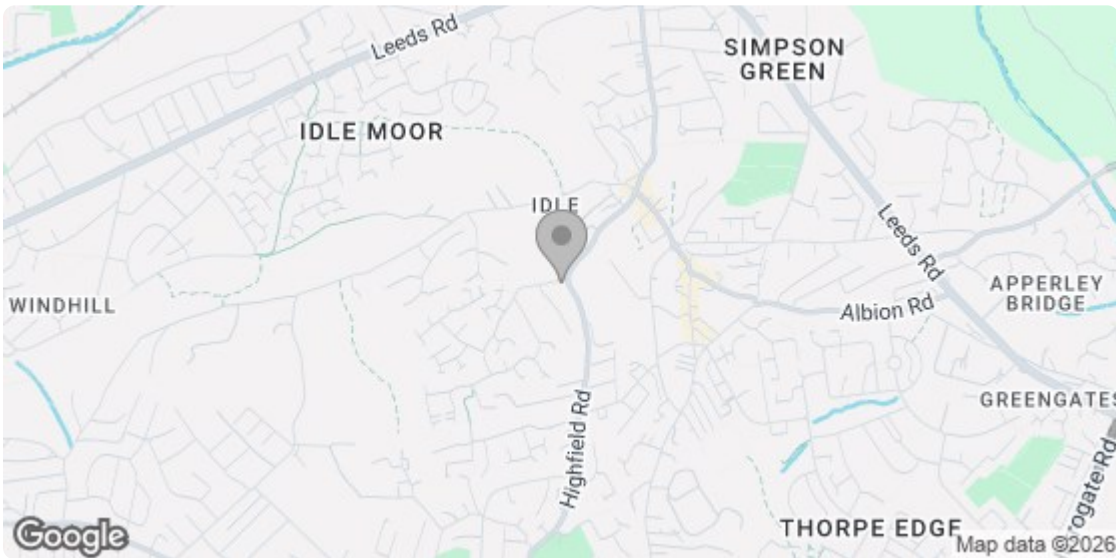




TENURE
FREEHOLD

Council Tax Band
B / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			

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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

