



Woodbine Grove, Idle,

£189,950

* SEMI DETACHED * THREE BEDROOMS * NO ONWARD CHAIN * CUL-DE-SAC * CLOAKS/WC *
* CLOSE TO IDLE VILLAGE * MODERN SHOWER ROOM * GARDENS * GARAGE * PARKING *

A fantastic opportunity for wither a first time buyer or young family to purchase this delightful three bedroom semi detached house.

Available with no onward chain and briefly comprises entrance, cloakroom/wc, lounge, dining kitchen, three first floor bedrooms and a modern shower room.

To the outside there are gardens, driveway parking and an oversized garage.



Entrance

With radiator.

Cloakroom/WC

With low suite wc, wash basin.

Lounge

13'9" x 12'5" (4.19m x 3.78m)

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

Dining Kitchen

12'4" x 9'6" (3.76m x 2.90m)

With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, plumbing for dishwasher, part tiled walls and radiator.

First Floor Landing

Bedroom Three

7'5" x 8'8" (2.26m x 2.64m)

With radiator.

Bedroom One

11'9" x 7'8" (3.58m x 2.34m)

With fitted wardrobes and radiator.

Bedroom Two

11'6" x 8'2" (3.51m x 2.49m)

With radiator.

Shower Room

Modern three piece suite, tiled walls and radiator.

Exterior

To the outside there is a garden to the front, drive to side leading to an oversized garage with power & light.

Directions

From our office in Idle village take the left onto Idlecroft Rd, right onto Ley Fleaks Rd, left onto Woodbine Grove and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / 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.

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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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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