



Delver Fold, Undercliffe,

£69,950

* BUNGALOW COTTAGE * ONE BEDROOM * OPEN PLAN LOUNGE/KITCHEN *
* NO ONWARD CHAIN * GARDEN *

A fantastic opportunity for the first time buyer, investor or downsizer to purchase this one bedroom stone built cottage bungalow.

Available with no onward chain and benefits from gas central heating and double glazing.

The manageable accommodation briefly comprises entrance porch, open plan lounge/kitchen, one bedroom and shower room.

To the outside there is a small garden to the front.



Entrance Porch

Open Plan Lounge/Kitchen

14' x 14'10" (4.27m x 4.52m)

Lounge area has a coal effect electric fire in feature fireplace surround.
Kitchen area has a range of light oak effect wall and base units incorporating laminated sink unit, gas cooker.

Bedroom One

14' x 10'3" (4.27m x 3.12m)

With radiator.

Shower Room

Three piece suite comprising shower cubicle, low suite, pedestal wash basin and radiator.

Exterior

To the outside there is a small garden to the front.

Directions

From our office in Idle village head north-west on The Green, at the roundabout take the first exit onto Idlecroft Rd, at the end take the right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Rd, proceed straight ahead at Bolton Junction traffic lights, turn left at Park Cliffe Rd and Delver Fold will be seen where the property is displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs. (If you are viewing the tour on a Smart/Iphone you may have turn the phone to landscape mode to see the full picture).



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. 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		(11-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	93		
	71		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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