



Averingcliffe Road, Thorpe Edge,

£145,000

*** SEMI DETACHED * THREE BEDROOMS * MODERN KITCHEN * FAMILY SIZED *
* GARDENS * MODERN BATHROOM * CLOSE TO SHOPS ***

A fantastic opportunity for either first time buyer or young family to purchase this very well presented three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, modern fitted dining kitchen, three first floor bedrooms and a modern four piece house bathroom.

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

Viewing is highly recommended.



Reception Hall

Lounge

13'4" x 12'7" (4.06m x 3.84m)

With a black glass electric fire and radiator.

Dining Kitchen

19' x 10'2" (5.79m x 3.10m)

Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, radiator.

First Floor Landing

Bedroom One

11'9" x 10'4" (3.58m x 3.15m)

With radiator.

Bedroom Two

12' x 11'3" (3.66m x 3.43m)

With radiator.

Bedroom Three

8'3" x 8'4" (2.51m x 2.54m)

With radiator.

Bathroom

Four piece modern suite comprising bath, shower, low suite wc, pedestal wash basin, tiled walls and towel radiator.

Exterior

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

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, turn left onto Ley Fleaks Road, continue onto Cavendish Road, at the roundabout take the second exit onto Idlethorp Way and proceed along Idlethorp Way and Averingcliffe Road will shortly be seen ahead, take the left into Averingcliffe Road and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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 | | |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (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 | | |

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