



Albion Road, Idle,

£155,000

**** SEMI DETACHED ** TWO BEDROOMS ** MODERN KITCHEN & BATHROOM ****

*** CLOSE TO IDLE VILLAGE * GARDENS & PARKING ***

Situated close to Idle village amenities, is this two bedroom semi detached house.

A fantastic opportunity for the young family or first time buyer.

The well presented property benefits from gas central heating, upvc double glazing, alarm system and briefly comprises entrance, modern light oak effect fitted dining kitchen, two first floor bedrooms and a modern white house bathroom.

To the outside there is parking to the front and an enclosed garden to the rear.



A fantastic opportunity for the young family or first time buyer to purchase this two bedroom semi detached house.

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

The well presented property briefly comprises entrance, modern light oak effect fitted dining kitchen, two first floor bedrooms and a modern white house bathroom.

To the outside there is parking to the front and an enclosed garden to the rear.

Entrance

With radiator.

Lounge

14' x 12'7" (4.27m x 3.84m)

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

Dining Kitchen

11'3" x 9' (3.43m x 2.74m)

Modern light oak effect fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, built in wall cupboard and drawers, store cupboard and radiator.

First Floor Landing

Bedroom One

15'5" narrowing to 11'5" x 11'5" (4.70m narrowing to 3.48m x 3.48m)

With laminated wood floor and radiator.

Bedroom Two

12'1" x 8' (3.68m x 2.44m)

With radiator.

Bathroom

Three piece modern white suite, part tiled walls and radiator.

Exterior

To the outside there is parking to the front and a garden to the rear.

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.

Directions

From our office in Idle village proceed right through The Green and onto Albion Road, at the junction take the left to continue on Albion Road and the property will shortly be seen on the left hand side displayed via our For Sale board.



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 (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales 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
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensesates.co.uk
 website www.sugdensesates.co.uk