



Rowantree Drive, Thorpe Edge,

£160,000

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

*** GOOD SIZED GARDENS * FAMILY SIZED * DRIVEWAY PARKING ***

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

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, fitted dining kitchen, utility, three first floor bedrooms and a lovely house bathroom with white suite.

To the outside there is driveway parking and a larger enclosed garden to the rear.



Reception Hall

With radiator.

Lounge

14'7" x 12' (4.45m x 3.66m)

With radiator.

Dining Kitchen

8'8" x 14'6" (2.64m x 4.42m)

Modern fitted dining kitchen having a range of wall and base units incorporating laminated sink unit, electric cooker, plumbing for auto washer, radiator.

Utility

5'9" x 6'2" (1.75m x 1.88m)

With radiator, store cupboard.

First Floor Landing

Bedroom One

13'1" x 11'2" (3.99m x 3.40m)

With radiator.

Bedroom Two

10'9" x 9'7" (3.28m x 2.92m)

With radiator.

Bedroom Three

9'9" max narrowing to 6'6" x 7'1" (2.97m max narrowing to 1.98m x 2.16m)

With radiator.

Bathroom

Three piece modern white suite , heated towel rail.

Loft

Part boarded. Accessed via a pull down ladder.

Exterior

To the outside there is parking to the front and a larger enclosed lawned garden with two sheds to the rear.

Directions

From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, left onto Rowantree Dr, turn left to stay on Rowantree Dr and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / 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		
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		

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