



Bradford Road, Idle,

£169,995

* INNER TOWN HOUSE * THREE BEDROOMS * MODERN BATHROOM * NO CHAIN *
* CLOSE TO IDLE VILLAGE * GARAGE * GARDENS *

Situated close to Idle village and available with no onward chain, is this mature three bedroom inner town house.

Benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises entrance, lounge, kitchen, rear porch, three first floor bedrooms and modern bathroom with modern suite.

To the outside there are gardens and garage.



Entrance

With radiator.

Kitchen

15' x 8'11" (4.57m x 2.72m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls, radiator and store cupboard.

Conservatory / Rear Porch

6'10" x 5'10" (2.08m x 1.78m)

With access to rear garden.

First Floor Landing

With access to loft via a pull down ladder.

Bedroom One

11'10" x 9'3" (3.61m x 2.82m)

With radiator.

Bedroom Two

10'2" x 9'2" (3.10m x 2.79m)

With radiator.

Bedroom Three

5'6" x 6'9" (1.68m x 2.06m)

Bathroom

Modern white three piece suite comprising bath, vanity sink unit, low suite wc, radiator and part tiled walls.

Exterior

To the outside there is a garden to the front, patio garden to the rear with summer house, together with a single garage.

Directions

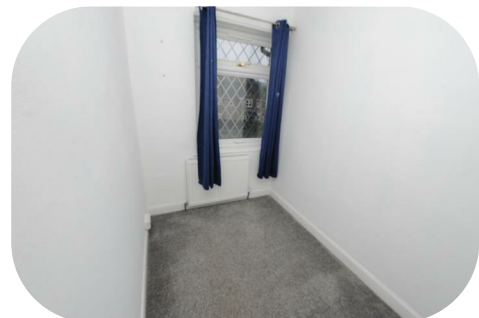
From our office in Idle village take the left onto Idlecroft Road, take the right onto Bradford Road and the property will be seen displayed via our For Sale board.

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	
82	58		
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@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk