



Midland Terrace, Off Canal Road,

£109,950

* END TERRACE * TWO BEDROOMS * NO ONWARD CHAIN *
* GARDENS & GARAGE * CLOSE TO CITY CENTRE *

A fantastic opportunity for either first time buyer or investor to purchase this two bedroomed end terrace property.

Available with no onward chain and benefits from gas central heating and upvc double glazing. The accommodation briefly comprises entrance, lounge, light oak effect fitted kitchen, utility, two first floor bedrooms, bathroom and box room.

To the outside there is a garden to the front and an enclosed yard to the rear with parking and a garage.



Entrance Porch

Inner Hallway

With radiator.

Lounge

16'4" x 11'10" (4.98m x 3.61m)

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

Kitchen

10'2" x 9' (3.10m x 2.74m)

Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, part tiled walls.

Utility/Rear Porch

8'7" x 5'9" (2.62m x 1.75m)

With plumbing for auto washer and radiator.

First Floor Landing

Bedroom One

10'5" x 9' (3.18m x 2.74m)

With radiator.

Bedroom Two

11'10" max x 8'1" max (3.61m max x 2.46m max)

With radiator.

Box Room

5' x 3'7" (1.52m x 1.09m)

Bathroom

Three piece white suite, part tiled walls and radiator.

Exterior

To the outside there is a garden to the front and an enclosed yard to the rear with parking and a garage.

Directions

From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the third exit onto Swain House Road, continue straight onto King's Rd, turn right onto Bolton Ln, right onto Canal Rd/A6037 and Midland Terrace is on the right.

TENURE

FREEHOLD

Council Tax Band

A



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
(92-100) 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