



**Albion Road, Idle,**

**£175,000**

\* SEMI DETACHED \* TWO BEDROOMS \* MODERN DINING KITCHEN \* CONTEMPORARY DECOR \*  
\* CLOSE TO VILLAGE \* MODERN FOUR PIECE BATHROOM \* LANDSCAPED GARDEN \* DRIVEWAY \*

This two bedroom semi detached house offers superb 'ready to move into' accommodation.

Situated close to Idle village amenities and a short drive to Apperley Bridge train station.

Benefits from both gas central heating and upvc double glazing.

The accommodation briefly comprises entrance hall, lounge, modern fitted white dining kitchen, two first floor bedrooms and a lovely four piece house bathroom.

To the outside there is a lawned garden to the front with driveway, together with a stunning landscaped garden to the rear.

Viewing is highly recommended.



## Entrance

### Lounge

14'4" x (4.37m x )

Having an ornamental feature fireplace, laminated wood floor, radiator.



### Dining Kitchen

x 9'2" (x 2.79m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, integrated fridge, freezer, oven, hob and cooker hood, part tiled walls and store cupboard.



### First Floor Landing

### Bedroom One

16'1" max narrowing to 13'1" x 11'4" (4.90m max narrowing to 3.99m x 3.45m )

With exposed wood floorboards and radiator.



### Bedroom Two

12'5" x 8'3" (3.78m x 2.51m)

With radiator.



### Bathroom

Four piece modern white suite comprising bath, shower cubicle, low suite wc, vanity sink unit, part tiled walls and radiator.



### Exterior

To the outside there is a lawned garden to the front with driveway, together with an enclosed landscaped garden to the rear.

### 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 displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

B

Energy Efficiency Rating		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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

### 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.

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