



Springdale Crescent, Idlethorpe,

£125,000

**** SEMI DETACHED BUNGALOW ** ONE BEDROOM ** NO CHAIN ** GAS CENTRAL HEATING **
** UPVC DOUBLE GLAZING ** GARDENS ** PERFECT RETIREMENT HOME ** WET ROOM ****

Available with vacant possession is this delightful one bedroom semi detached bungalow. Benefits both gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, kitchen, bedroom and wet room. Gardens front and rear.



Entrance Hall
Radiator.

Lounge
14'3" x 11'1" max (4.34m" x 3.38m" max)
Coal effect gas fire with feature fireplace surround and radiator.

Kitchen
10'7" x 7'6" (3.23m" x 2.29m")
Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel double oven & hob, plumbing for auto washer, part tiled and radiator.

Wet Room
Three piece suite, tiled walls and radiator.

Bedroom One
9'2" x 11'7" (2.79m" x 3.53m")
Fitted wardrobes with drawers and dresser and radiator.

Exterior
Enclosed gardens front and rear.

Council Tax Band
A

Tenure
FREEHOLD



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			(92-100) 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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