



Maynell Close, Idlethorpe,

£155,000

* MODERN SEMI DETACHED * TWO BEDROOMS * CUL-DE-SAC LOCATION * WELL PRESENTED *
* GREAT STARTER HOME * MODERN KITCHEN * AMPLE PARKING *

A fantastic opportunity for first time buyer to purchase this delightful two bedroom modern semi detached house.

Benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises entrance hall, cloakroom/wc, lounge, modern fitted kitchen, two first floor bedrooms and house bathroom with white suite.

To the outside there are gardens and parking.



Entrance Hall

With radiator.

Cloakroom/WC

With low suite wc, wash basin and radiator.

Lounge

12'6" x 12'4" (3.81m x 3.76m)

With laminated wood floor, radiator, store cupboard, upvc French doors to rear garden.

Kitchen

9'3" x 8'4" (2.82m x 2.54m)

Modern fitted kitchen having a arnge of white wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls.

First Floor Landing

Bedroom One

12'2" x 9'5" (3.71m x 2.87m)

With radiator.

Bedroom Two

8'7" x 10'6" (2.62m x 3.20m)

With radiator.

Bathroom

Three piece white suite, part tiled walls and radiator.

Exterior

To the outside there is an enclosed rear garden and parking.

Directions

From our office in Idle village take the left onto Idlecroft Rd, turn left onto Ley Fleaks Rd, take the slight right onto Cavendish Rd, at the roundabout turn right onto Idlethorp Way, turn left onto Maynell Cl and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD.

We have been advised that the property is liable for a Greenbelt Charge. This year's charge was £189.60 (billed 9 months of 12).

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			(91 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(54-68) D			(54-68) 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	EU Directive 2002/91/EC		England & Wales	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