



Springdale Crescent, Thorpe Edge,
£165,000

****THREE BEDROOMS ** GARDENS ** PARKING ** ALARM ****

Offering fantastic family sized accommodation at an affordable price, is this three bedroom semi detached house.

Very well presented throughout and benefits from gas central heating and upvc double glazing. Reception hall, lounge, modern fitted dining kitchen - 19ft long, approx., three good sized first floor bedrooms and a lovely modern white house bathroom.

To the outside there are gardens to both front and rear, with parking to the front.



Reception Hall

With radiator.

Lounge

12'11" x 12'11" (3.94m x 3.94m)

Having a modern black glass electric fire and radiator.

Dining Kitchen

19' x 10' (5.79m x 3.05m)

Modern light oak effect fitted dining kitchen having a range of light oak effect wall and base units incorporating stainless steel sink unit, plumbing auto washer and dishwasher and part tiled walls..

First Floor Landing

Useful storage cupboard

Bedroom One

11'6" x 10'6" (3.51m x 3.20m)

With store cupboard and radiator.

Bedroom Two

10' x 10'7" (3.05m x 3.23m)

With radiator.

Bedroom Three

8'4" x 8'3" (2.54m x 2.51m)

With radiator.

Bathroom

Three piece modern white suite, part tiled walls.

Exterior

To the outside there is a driveway and garden to the front, together with a garden to the rear.

Directions

From our office in Idle proceed right, through the village and take the left onto Albion Road, right onto Old Park Road, turn left onto Springdale Crescent.

Council Tax

Bradford- 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			(8-11) A		
(81-91) B			(12-15) B		
(69-80) C			(16-20) C		
(55-68) D			(21-25) D		
(39-54) E			(26-30) E		
(21-38) F			(31-35) F		
(1-20) G			(36-40) 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