



Orchard Grove, Thorpe Edge,

£128,500

*** END TOWN HOUSE * THREE BEDROOMS * CORNER PLOT * TWO RECEPTION ROOMS *
* FAMILY HOME * GARDENS * PARKING ***

Occupying a corner plot position and offering family sized accommodation, is this delightful three bedroom end town house.

Benefits from both gas central heating and upvc double glazing.

Entrance hall, lounge, light oak effect fitted kitchen, separate dining room, three first floor bedrooms and a house bathroom.

To the outside there are gardens to three sides with parking.



Delightful three bedroom end town house.
Occupying a corner plot position.
The family sized accommodation benefits from both gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, light oak effect fitted kitchen, separate dining room, three first floor bedrooms and a house bathroom.
To the outside there are gardens to three sides with parking.

Entrance Hall

With radiator.

Lounge

13'8" x 12'6" (4.17m x 3.81m)

With feature fireplace, radiator.

Kitchen

10'1" x 9'6" (3.07m x 2.90m)

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

Dining Room

10'1" x 8'10" (3.07m x 2.69m)

With radiator and patio doors to rear garden.

First Floor Landing

Bedroom One

11'5" x 10'5" (3.48m x 3.18m)

With radiator.

Bedroom Two

12'3" x 11'3" (3.73m x 3.43m)

With radiator.

Bedroom Three

8'6" x 8'3" (2.59m x 2.51m)

With radiator.

Bathroom

Three piece white suite, part tiled walls and radiator.

Exterior

To the outside there are gardens to three sides and parking.

Directions

From our office in Idle village head south-east on The Green, The Green turns left and becomes Albion Rd, after 0.4 miles turn right onto Old Park Rd, turn left to stay on Old Park Rd, right onto Orchard Grove and the property will shortly be seen displayed via our For Sale board.



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.

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 plus) 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			
		61			
		76			

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
4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensesstates.co.uk
website www.sugdensesstates.co.uk