



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.

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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	(92 plus) A	Very environmentally friendly - lower CO ₂ emissions
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(11-20) G	(11-20) G	(11-20) G	(11-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		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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