



Albert Avenue, Idle,

£215,000

- * SEMI DETACHED * THREE BEDROOMS * POPULAR LOCATION * DRIVEWAY PARKING *
- * MODERN KITCHEN & BATHROOM * LOVELY GARDENS *
- * CLOSE TO IMMANUEL COLLEGE & IDLE VILLAGE *

Available with no onward chain, is this delightful three bedroom semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, modern fitted kitchen, lounge, utility room, three first floor bedrooms and a modern bathroom. To the outside there are gardens and parking. Viewing is highly recommended.



Entrance Hall

With radiator.

Lounge

With a coal effect gas fire in feature fireplace surround, radiator.

Kitchen

12'6" x 11'10" (3.81m x 3.61m)

Modern fitted kitchen having a range of gret wall and base units incorporating laminated sink unit, gas hob, electric oven, integrated fridge freezer, dishwasher, radiator.

Utility

8'10" x 7'8" (2.69m x 2.34m)

With stainless steel sink unit, plumbing for auto washer.

First Floor Landing

Bedroom One

12'5" x 11'5" (3.78m x 3.48m)

With radiator.

Bedroom Two

11'4" x 7'7" (3.45m x 2.31m)

With radiator.

Bedroom Three

9'1" x 7'11" (2.77m x 2.41m)

With radiator.

Bathroom

Modern three piece white suite, part tiled walls and radiator.

Exterior

To the outside there is driveway parking to the front, together with a good sized well stocked garden to the rear.

Directions

From our office in Idle village head toward Hampton Place, The Green turns left and becomes Albion Rd, turn left to stay on Albion Rd, turn left onto Albert Ave.

TENURE

FREEHOLD

Council Tax Band

Please note

Marketing photos were taken prior to the current tenant moving into the property.



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 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		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk