



Abbotside Close, Thorpe edge,

£110,000

*** SEMI DETACHED * THREE BEDROOMS * NO ONWARD CHAIN ***

*** FAMILY SIZED * GARDENS * CUL-DE-SAC LOCATION ***

Available with no onward chain, is this three bedroom semi detached house.

Ideal for the first time buyer, investor or growing family.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining kitchen, three first floor bedrooms, house bathroom and separate wc.

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



Reception Hall

With radiator.



Lounge

14'8" x 14'7" (4.47m x 4.45m)

With stainless steel electric fire, bay window and radiator.

Dining Kitchen

15' x 8'8" (4.57m x 2.64m)

White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, radiator.



Utility

5'9" x 5'7" (1.75m x 1.70m)

With store cupboard.

Landing

Bedroom One

11'3" x 9'9" (3.43m x 2.97m)

With radiator.



Bedroom Two

13'1" x 11'1" (3.99m x 3.38m)

With radiator.

Bedroom Three

9'4" max x 7'1" max (2.84m max x 2.16m max)

With radiator.

Bathroom

Two piece suite comprising bath and wash basin.



Separate WC

With low suite wc.

Exterior

There are gardens to both front and rear.



Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Rd, at the end take the right onto Bradford Rd, after 0.3 miles turn left onto Rowantree Dr, turn left to stay on Rowantree Dr, turn left onto Abbotside Close and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			85
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
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.

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