



Albert Avenue, Idle,

£159,950

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * CONSERVATORY *
* NO ONWARD CHAIN * GARDENS * GARAGE (no vehicular access) * REQUIRES MODERNISATION *

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

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, sitting room, kitchen and conservatory, lower floor cellar, three first floor bedrooms and house bathroom.

To the outside there are gardens and garage (no vehicular access).



Reception Hall

With radiator.

Lounge

11'7" x 9'8" (3.53m x 2.95m)

With radiator.

Kitchen

7'6" x 9'2" (2.29m x 2.79m)

With wall and base units incorporating stainless steel sink unit, gas cooker.

Dining/Sitting Room

12'2" x 12'9" (3.71m x 3.89m)

With radiator.

Conservatory

8'9" x 7'8" (2.67m x 2.34m)

Cellar

First Floor Landing

Bedroom One

11'7" x 11'7" (3.53m x 3.53m)

With fitted wardrobes and radiator.

Bedroom Two

12'7" x 6' (3.84m x 1.83m)

With fitted wardrobes and radiator.

Bedroom Three

7'8" x 7'7" (2.34m x 2.31m)

With fitted wardrobes and radiator.

Bathroom

Three piece coloured suite.

Exterior

To the outside there are gardens and garage (no vehicular access).

Directions

From our office in Idle village proceed right through the village and exit the village left onto Albion Road, take the left onto Albert Avenue and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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		

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