Sugdens
Sales & Lettings

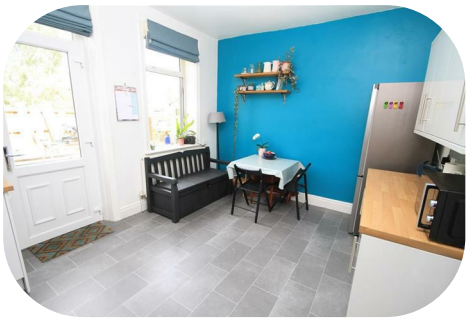
Marlborough Road, Idle,

£180,000

* STONE BUILT THROUGH TERRACE * THREE BEDROOMS * MODERN KITCHEN *
* ENCLOSED REAR GARDEN * GREAT STARTER HOME * NO ONWARD CHAIN *
Available with no onward chain, is this delightful three bedroom through terrace.
Situated on the Idle/Thackley/Apperley Bridge border, close to shops, bars and restaurants.
Benefits from gas central heating and upvc double glazing and briefly comprises entrance, lounge, modern fitted dining kitchen, basement cellar, two first floor bedrooms and a house bathroom with white suite. To the second floor there is an overall attic bedroom.
To the outside there is a small front garden and an enclosed patio garden to the rear.

Entrance

Lounge
11'10" x 12'6" (3.61m x 3.81m)
Having a cast iron effect gas fire (not tested) in feature fireplace, radiator.



Dining Kitchen
15'6" x 11'2" (4.72m x 3.40m)
Modern fitted dining kitchen having a range of white wall and base units incorporating stainless steel double oven and hob, plumbing for auto washer, part tiled walls, radiator.

Cellar

First Floor Landing

Bedroom One
12' x 11'9" (3.66m x 3.58m)
With built in wardrobes and radiator.

Bedroom Two
9'8" x 11'2" (2.95m x 3.40m)
With radiator.

Bathroom
Three piece white suite, part tiled walls and heated towel rail.

Second Floor

Bedroom Three
14'5" x 13'9" (4.39m x 4.19m)
With radiator and under eaves store cupboard.

PLEASE NOTE
PHOTOS WERE TAKEN PRIOR TO TENANT MOVING IN.

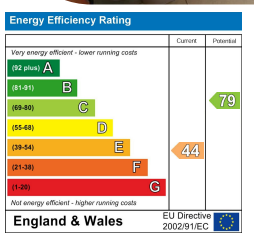
Exterior
To the outside there is a small garden to the front and an enclosed patio garden to the rear.

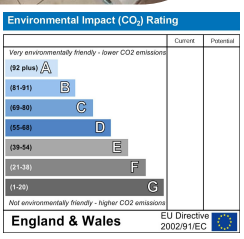
Directions
From our office in Idle village take the right onto New St, continue onto Apperley Rd, turn right onto Leeds Rd, right onto Marlborough Rd and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
B / Bradford

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.





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