Sugdens
Sales & Lettings

Sandfield Road, Thorpe Edge

£175,000

* TOWN HOUSE * FOUR BEDROOMS * MODERN KITCHEN & BATHROOM * FAMILY SIZED *
* WELL PRESENTED * LANDSCAPED GARDENS * LARGE LOFT SPACE * NO CHAIN *

A fantastic opportunity for the growing family or first time buyer to purchase this spacious four bedroom inner town house.

Available with no onward chain and benefits from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises reception hall, lounge, modern cream fitted dining kitchen, four first floor bedrooms and a modern white house.

To the outside there are landscaped gardens with artificial grass.

Reception Hall
With radiator.

Lounge
15'5" x 12'9" (4.70m x 3.89m)
Modern pebble effect electric fire, radiator, bay window, built in wall cabinet.

Dining Kitchen
18'9" x 10'4" (5.72m x 3.15m)
Cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls, radiator, upvc French doors to rear garden.

First Floor Landing

Bedroom One
13' x 11'4" (3.96m x 3.45m)
With radiator and store cupboard.

Bedroom Two
13'2" x 12'7" (4.01m x 3.84m)
With radiator.

Bedroom Three
9'3" x 7'5" (2.82m x 2.26m)
With radiator.

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

Bedroom Four
10'5" x 6'8" (3.18m x 2.03m)
With radiator.

Loft
23'3" x 11'4" (7.09m x 3.45m)
With radiator.

Exterior
To the outside there is a landscaped garden with artificial grass.

Directions

From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, left onto Rowantree Dr, turn left to stay on Rowantree Dr, right onto Sandfield Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

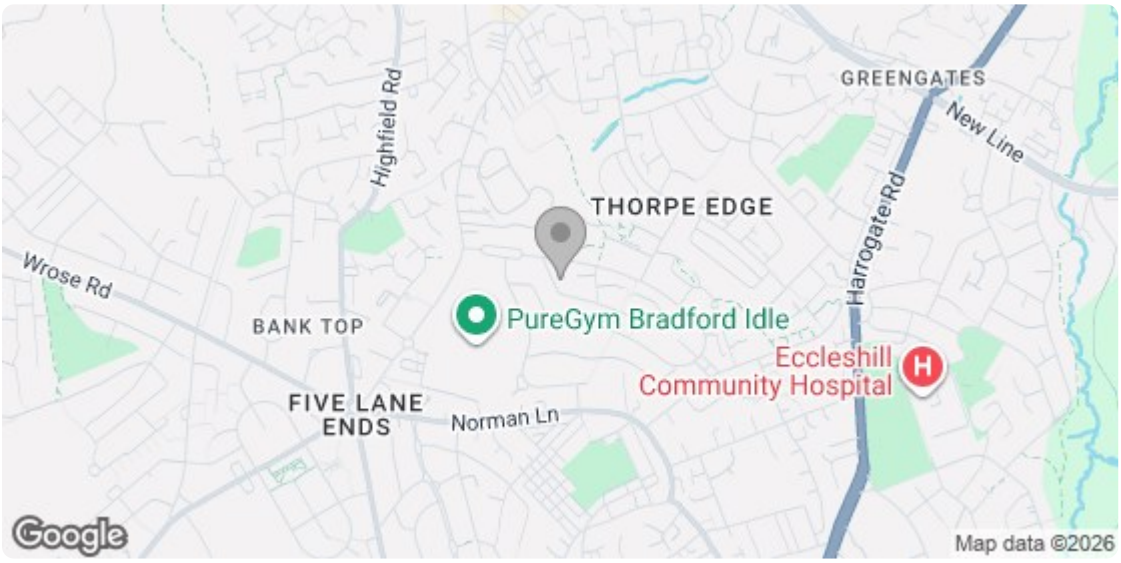
Council Tax Band

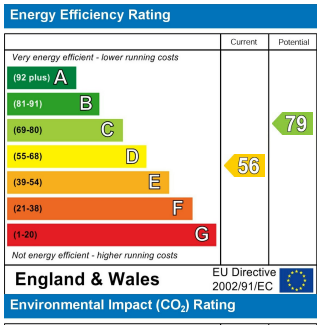
A

Sandfield Road, BD10

Approximate Gross Internal Area = 122.3 sq m / 1316 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1137597)





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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