



Springdale Crescent, Idlethorpe,

£125,000

**** SEMI DETACHED BUNGALOW ** ONE BEDROOM ** NO CHAIN ** GAS CENTRAL HEATING **
** UPVC DOUBLE GLAZING ** GARDENS ** PERFECT RETIREMENT HOME ** WET ROOM ****

Available with vacant possession is this delightful one bedroom semi detached bungalow. Benefits from both gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, kitchen, bedroom and wet room.
To the outside there are gardens to both front and rear.



Entrance Hall
Radiator.

Lounge
14'3" x 11'1" max (4.34m" x 3.38m" max)
Coal effect gas fire with feature fireplace surround and radiator.

Kitchen
10'7" x 7'6" (3.23m" x 2.29m")
Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel double oven & hob, plumbing for auto washer, part tiled and radiator.

Wet Room
Three piece suite, tiled walls and radiator.

Bedroom One
9'2" x 11'7" (2.79m" x 3.53m")
Fitted wardrobes with drawers and dresser and radiator.

Exterior
Enclosed gardens front and rear.

Council Tax Band
A

Tenure
FREEHOLD



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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

