



Abbotside Close, Thorpe edge,

£139,950

*** SEMI DETACHED * THREE BEDROOMS * CUL-DE-SAC * FAMILY SIZED *
* IDEAL STARTER/FAMILY HOME * GARDENS FRONT & REAR ***

Situated in a cul-de-sac location, is this three bedroom semi detached house.

Benefiting from upvc double glazing and gas central heating.

The accommodation 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)

Fitted kitchen having a range of white 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.

First Floor 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

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

Directions

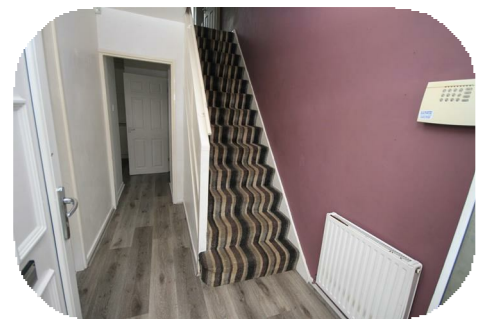
From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Rd, at the end take the right onto Bradford Rd, after 0.3 miles turn left onto Rowantree Dr, turn left to stay on Rowantree Dr, turn left onto Abbotside Close and the property will shortly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

TENURE

FREEHOLD

Council Tax Band

A



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

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