Sugdens
Sales & Lettings

New Street, Idle,

Reduced To £139,950

* END TERRACE * CENTRAL IDLE VILLAGE * TWO DOUBLE BEDROOMS * EXTENDED KITCHEN *
* TWO RECEPTION ROOMS * CLOSE TO IDLE RECREATION GROUND *
Looking for your first home or an investment property? This could be the house for you!
Stone built two bedroom end terrace situated a 'stone's throw' from Idle village and recreation ground.
Benefits from gas central heating, upvc double glazing and alarm system.
The accommodation briefly comprises entrance vestibule, lounge, dining/sitting room, extended kitchen, basement cellar, two double bedrooms and house bathroom.
To the outside there is a small garden area to the front.
The property is currently tenanted. The tenant is happy to remain and currently pays £750 per calendar month.

Entrance Vestibule

Lounge
15'3" x 11'11" (4.65m x 3.63m)
With electric fire in feature fireplace surround, two radiators.

Kitchen
17'2" x 4'10" (5.23m x 1.47m)
Maple-wood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, radiator.

Dining Room
15' x 9'3" (4.57m x 2.82m)
With a stainless steel pebble effect gas fire set in chimney breast, radiator.

Cloakroom/WC
With low suite wc, pedestal wash basin and radiator.

Basement Cellar

First Floor

Bedroom One
11'10" x 10'4" (3.61m x 3.15m)
With radiator.

Bedroom Two
14'6" x 10'6" (4.42m x 3.20m)
With radiator and built in wardrobes.

Bathroom
Four piece white suite comprising corner bath with shower over, low suite wc, pedestal wash basin, bidet, radiator and tiled walls.

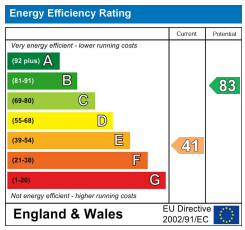
Exterior
To the outside there is a small garden area to the front.

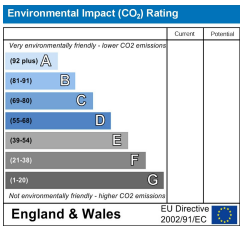
Directions
From our office in Idle village take the right onto New Street and the property will be seen immediately on the left hand side at the top of the street, displayed via our For Sale board.

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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