Sugdens
Sales & Lettings

Rowantree Drive, Thorpe Edge,

£139,950

* SEMI DETACHED * THREE BEDROOMS * NO ONWARD CHAIN * FAMILY SIZED *
* TWO RECEPTION ROOMS * GARDENS *

Available with no onward chain, is this three bedroom semi detached house.
Benefits from gas central heating, mostly upvc double glazing and briefly comprises reception hall, lounge, dining room, fitted kitchen, three first floor bedrooms and a bathroom.
To the outside there are gardens to both front and rear.

Reception Hall
With radiator.

Lounge
12'8" x 12'10" max (3.86m x 3.91m max)
With a coal effect gas fire in feature fireplace surround, radiator.

Dining Room
10' x 12'8" (3.05m x 3.86m)
With radiator.

Kitchen
5'8" x 10'2" (1.73m x 3.10m)
With wall and base units incorporating stainless steel bowl unit, gas cooker.

First Floor Landing

Bedroom One
11'5" x 10'4" (3.48m x 3.15m)
With radiator.

Bedroom Two
10' x 8'4" (3.05m x 2.54m)
With radiator.

Bedroom Three
8'5" max x 8'3" max (2.57m max x 2.51m max)
With radiator.

Bathroom
With three piece suite, radiator.

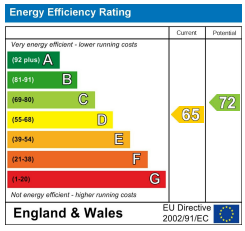
Exterior
To the outside there are gardens to both front and rear.

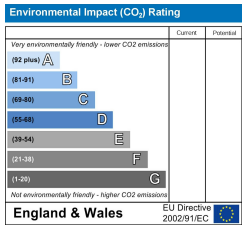
Directions
From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, left onto Rowantree Dr, turn left to stay on Rowantree Dr and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
A / 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.





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

rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service