



**Ridgeview Gardens, Idlethorpe,**

**£149,950**

**\* SEMI DETACHED \* THREE BEDROOMS \* NO ONWARD CHAIN \*  
\* GARDENS \* GARAGE \* GOOD SIZED FAMILY HOME \***

A fantastic opportunity for either a first time buyer or growing family to purchase this good sized three bedroom semi detached house.

Benefits gas central heating, upvc double glazing and CCTV.

The property is available with no onward chain and briefly comprises reception hall, lounge, kitchen, utility, three first floor bedrooms, shower room and separate wc.

To the outside there are gardens and garage.



## Reception Hall

## Lounge

18'5" x 11'9" (5.61m x 3.58m)

With gas fire and radiator.

## Kitchen

15'9" x 6'7" (4.80m x 2.01m)

Beechwood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas cooker, auto washer, part tiled walls and radiator.

## Utility

10'7" x 5'2" (3.23m x 1.57m)

## First Floor Landing

With radiator.

## Bedroom One

11'9" x 10'7" (3.58m x 3.23m)

With radiator.

## Bedroom Two

7'3" x 9'1" (2.21m x 2.77m)

With radiator.

## Bedroom Three

11'1" x 10'1" (3.38m x 3.07m)

With radiator.

## Shower Room

Two piece suite comprising shower cubicle, wash basin, part tiled walls and radiator.

## Separate WC

With low suite wc.

## Exterior

To the outside there are gardens and garage.

## Directions

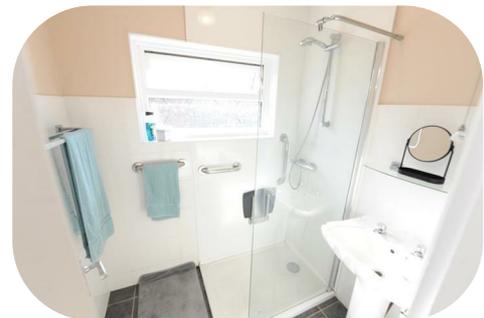
From our office in Idle village take the left onto Idlecroft Rd, turn left onto Ley Fleaks Rd, take the slight right onto Cavendish Rd, at the roundabout turn right onto Idlethorp Way, turn right onto Northwood Cres, left onto Ridge View Gardens and the property will be seen displayed via our For Sale 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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(15-38) <b>F</b>			(15-38) <b>F</b>		
(1-14) <b>G</b>			(1-14) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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