



## Albion Road, Idle

**£175,000**

\* SEMI DETACHED \* THREE BEDROOMS \* CLOSE TO IDLE VILLAGE \* FAMILY SIZED \*  
\* MODERN KITCHEN & BATHROOM \* GARDENS \* PARKING \*

If you're looking for your first home or a family sized property, this could be the house for you!!

This family sized three bedroom semi detached home is situated close to Idle village, walking distance to Greengates and a short drive to Apperley Bridge train station.

Benefits from gas central heating and upvc double glazing.

The well presented accommodation briefly comprises reception hall, lounge, modern fitted dining kitchen, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there is a driveway and a larger lawned and patio garden to the rear.





### Reception Hall

With radiator.

### Lounge

13' max x 12'10" (3.96m max x 3.91m)

Having a cast iron coal effect gas fire in feature fireplace surround, upvc patio doors to rear garden and radiator.

### Dining Kitchen

19' x 10'2" (5.79m x 3.10m)

Modern fitted dining kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls and radiator.

### First Floor Landing

#### Bedroom One

11'7" x 10'5" (3.53m x 3.18m)

With laminated wood floor, radiator.

#### Bedroom Two

11'8" x 10'5" (3.56m x 3.18m)

With radiator.

#### Bedroom Three

8'5" x 8'4" (2.57m x 2.54m)

With radiator.

### Bathroom

Three piece modern white suite, part tiled walls and towel radiator.

### Exterior

To the outside there is a garden to the front with parking, together with a larger lawned and patio garden to the rear and an electric car charging point.

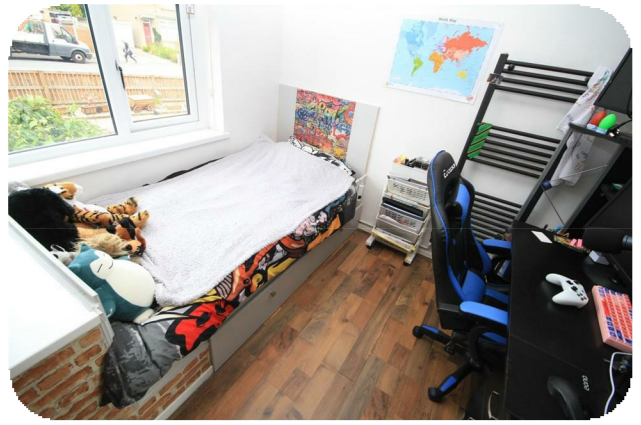
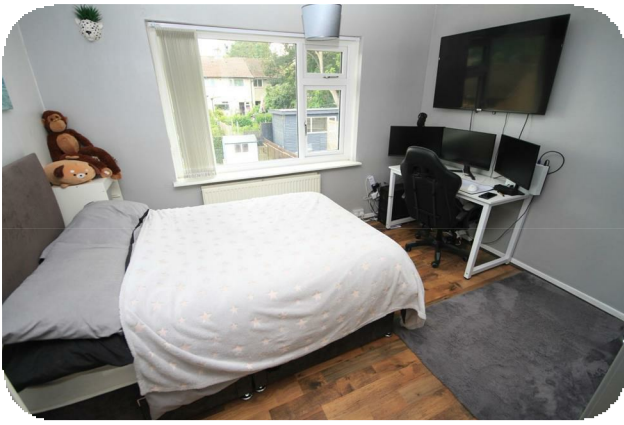
### Directions

From our office in Idle village head south-east on The Green towards Hampton Pl, The Green turns left and becomes Albion Rd where the property will shortly be seen displayed via our For Sale board.

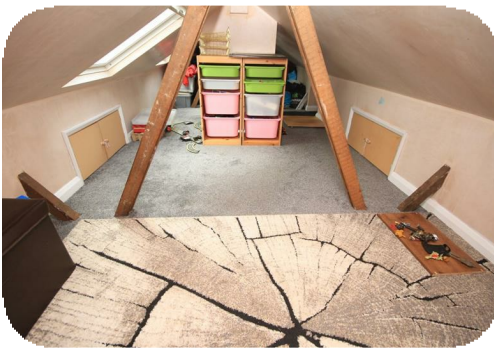
### TENURE

FREEHOLD





Council Tax Band  
A

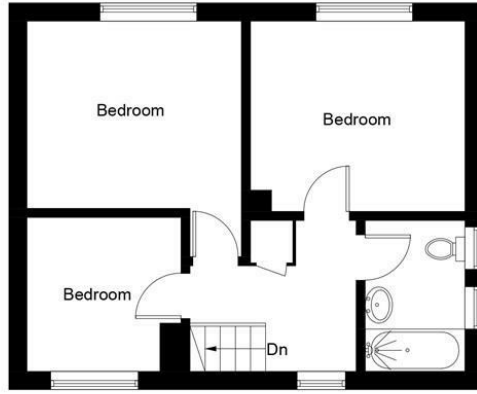


# Albion Road, BD10

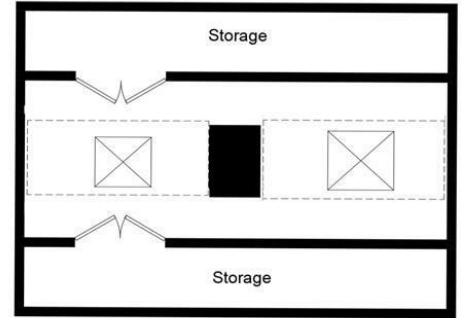
Approximate Gross Internal Area = 118.9 sq m / 1280 sq ft



Ground Floor

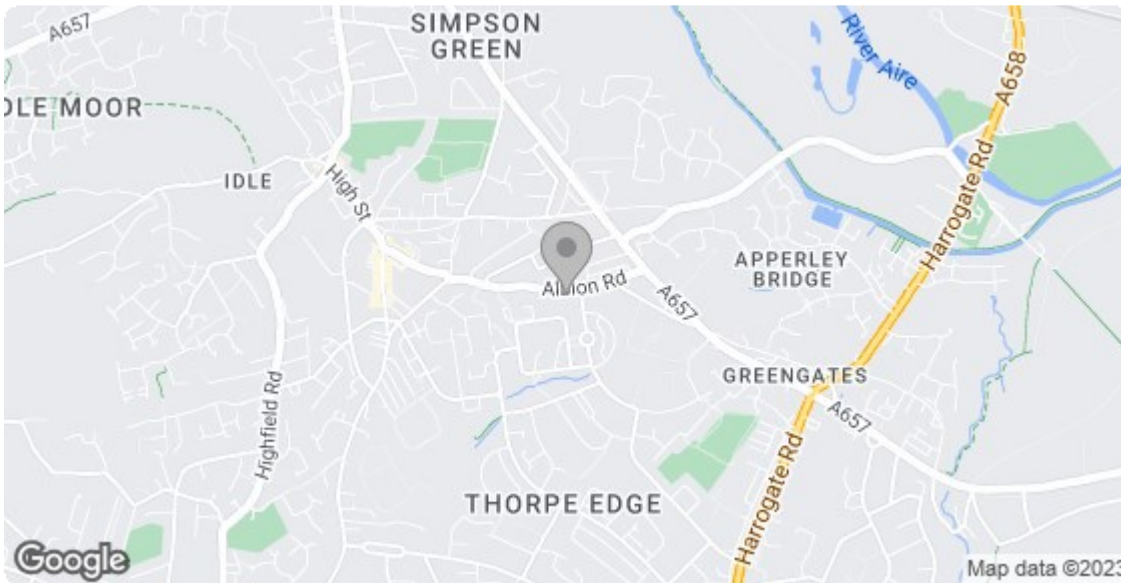


First Floor



Loft / Occasional room accessed by Loft Ladder

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1002277)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

## Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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

website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)