



Wesley Grove, Idle,

£184,950

**** SEMI DETACHED ** THREE BEDROOMS ** IDEAL FOR SIDE/REAR EXTENTION (subject to planning) ****

**** OPPOSITE IDLE PARK ** FAMILY HOME ** REQUIRES MODERNISATION ****

Situated on the Idle/Thackley border and available with vacant possession is this three bedroom semi detached house.

Catchment area for highly regarding first and secondary schools.

One of the selling features is the size of the garden plot, which is ideal for a side/rear extension (stpp).

Idle park is literally a 'stone's throw' away making this an ideal family home.



Entrance Vestibule

Lounge

13'8" x 12'3" (4.17m x 3.73m)

With gas fire in fireplace surround, double glazed window.

Dining Kitchen

15'1" x 9'11" (4.60m x 3.02m)

With fitted wall and base units incorporating stainless steel sink unit, cooker point, double glazed window, built in storage, double glazed window.

First Floor

With double glazed window.

Bedroom One

10'8" x 13'3" (3.25m x 4.04m)

With double glazed window.

Bedroom Two

10' x 10'9" (3.05m x 3.28m)

With double glazed window.

Bedroom Three

7'6" x 5'8" (2.29m x 1.73m)

With double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, double glazed window.

Exterior

There are gardens to both front and rear.

Directions

From our office in Idle village take the right at the roundabout at the bottom of the High Street onto New Street, take the left onto Cross Road, left onto Wesley Grove and the property will shortly be seen displayed via our For Sale board.

Council Tax Band

B

TENURE

FREEHOLD



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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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