



**Farm Hill Road, Thorpe Edge,**

**Offers Over £125,000**

**\* SEMI DETACHED \* THREE BEDROOMS \* NO ONWARD CHAIN \***

**\* FOUR PIECE BATHROOM \* GARDENS & PARKING \***

A fantastic opportunity for either first time buyer or young couple to purchase this three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

Available with no onward chain and briefly comprises reception hall, cloakroom/wc, lounge, dining kitchen, utility, three first floor bedrooms and a house bathroom with white four piece suite.

To the outside there are gardens and parking.



## Reception Hall

With radiator.

## Cloakroom/WC

With low suite wc and wash bain.

## Lounge

15'9" x 12'7" (4.80m x 3.84m)

With a coal effect gas fire in feature fireplace surround, radiator.

## Dining Kitchen

19' x 10'4" (5.79m x 3.15m)

Beech-wood effect fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, electric cooker, plumbing for auto washer, part tiled walls and radiator.

## Utility

9'4" x 5' (2.84m x 1.52m)

## First Floor Landing

## Bedroom One

12'1" x 10'7" (3.68m x 3.23m)

With built in wardrobes and radiator.

## Bedroom Two

11'7" x 10'4" (3.53m x 3.15m)

With radiator.

## Bedroom Three

8'4" x 8'3" (2.54m x 2.51m)

With radiator.

## Bathroom

Four piece white suite comprising bath, shower cubicle, low suite wc, pedestal wash basin, part tiled walls and radiator.

## Exterior

To the outside there is parking to the front and a garden to the rear.

## Directions

From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Rd, after 0.3 mile turn left onto Rowantree Dr, turn right to stay on Rowantree Dr, left onto Farm Hill Rd and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

A



**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					
EU Directive 2002/91/EC					
England & Wales					

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