



Leyton Grove, Idle,

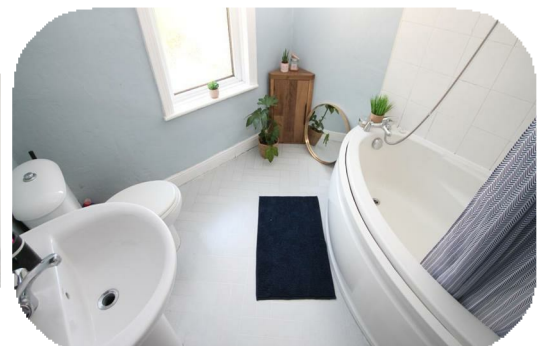
£195,000

- * SEMI DETACHED * TWO BEDROOMS * OCCASIONAL ATTIC ROOM *
- * POPULAR LOCATION * TWO RECEPTION ROOMS * MODERN KITCHEN *
- * GARDENS * DRIVE * GARAGE *

This delightful two bedroom semi detached house offers 'ready to move into' accommodation on this popular cul-de-sac setting. Benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, lounge, dining room, modern fitted kitchen, two first floor bedrooms and an occasional attic room with skylight.

To the outside there are gardens, driveway and an oversized garage.

Viewing is highly recommended.



Entrance Porch

With radiator.

Lounge

13'1" x 13' (3.99m x 3.96m)

With a laminated wood floor, electric burner set in modern feature fireplace surround, radiator.

Dining Room

7'8" x 9'4" (2.34m x 2.84m)

With radiator.

Kitchen

9'4" x 7'8" (2.84m x 2.34m)

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

First Floor Landing

Bedroom One

16'1" narrowing to 11'10" x 8'10" (4.90m narrowing to 3.61m x 2.69m)

With radiator and store cupboard.

Bedroom Two

11'1" x 8'7" (3.38m x 2.62m)

With radiator.

Bathroom

Three piece white suite, radiator.

Second Floor

Occasional Room

11'3" x 12'7" (3.43m x 3.84m)

With velux skylight.

Exterior

To the outside there are gardens to the front and rear, together with a driveway to an oversized garage.

Directions

From our office in Idle village take the left onto Idlecroft Road, take the right onto Ley Fleaks Rd, left onto Leyton Grove and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



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	
[G2 plus] A		[G2 plus] A	
[B1-B3] B		[B1-B3] B	
[C1-C3] C		[C1-C3] C	
[D1-D3] D		[D1-D3] D	
[E1-E3] E		[E1-E3] E	
[F1-F3] F		[F1-F3] F	
[G1-G3] G		[G1-G3] G	
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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