



New Street, Idle,

£189,500

*** END TERRACE * FOUR BEDROOMS * THREE FLOORS * NO ONWARD CHAIN *
* CLOSE TO IDLE VILLAGE * MODERN KITCHEN & BATHROOM * GARDEN * PARKING ***

Offering fantastic family sized accommodation and available with no onward chain, is this delightful four bedroom end terrace.

The spacious property benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern cream fitted dining kitchen, two first floor bedrooms and modern bathroom with white site, together with two further attic bedrooms to the second floor.

To the outside there is a small garden to the front and enclosed gated garden with parking to the rear.



Entrance

Lounge

17'4" x 11'6" (5.28m x 3.51m)

With radiator.

Dining Kitchen

14'3" x 11'6" (4.34m x 3.51m)

Modern fitted kitchen having a range of cream wall and base units incorporating stainless steel sink unit, radiator, understairs store cupboard.

First Floor Landing

With radiator.

Bedroom One

11'7" x 11'5" (3.53m x 3.48m)

Bedroom Two

11'6" narrowing to 8'4" x 8'3" (3.51m narrowing to 2.54m x 2.51m)

With radiator and store cupboard.

Bathroom

Three piece modern white suite, part tiled walls, heated towel rail.

Second Floor Landing

Bedroom Three

10'4" x 11'6" (3.15m x 3.51m)

With radiator, shower cubicle, wash basin.

Bedroom Four

11'5" x 8'7" (3.48m x 2.62m)

With velux skylight, radiator.

Exterior

To the outside there is a small garden to the front and a larger gated garden to the rear.

Directions

From our office in Idle village take the right onto New Street and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



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 (92-100)		A (92-100)	
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	
76	86		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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