



Peel Park Drive, Undercliffe,

£99,995

*** THROUGH TERRACE * THREE BEDROOMS * MODERN KITCHEN *
* OVER THREE FLOORS * NO CHAIN * FRONT VIEWS * GREAT STARTER HOME ***

Available with no onward chain, is this delightful three bedroom through terrace.

Would ideally suit a first time buyer or investor.

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

The accommodation briefly comprises entrance, lounge, white fitted kitchen, basement cellar, two first floor bedrooms and house bathroom. To the second floor there is an attic bedroom.

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



Entrance Vestibule

With radiator.

Lounge

14'1" x 13'6" (4.29m x 4.11m)

With gas fire in fireplace surround, radiator.

Kitchen

10'9" x 10'3" (3.28m x 3.12m)

Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, gas cooker, plumbing for auto washer, radiator.

Cellar

First Floor Landing

Bedroom One

12'6" x 8'5" (3.81m x 2.57m)

With radiator.

Bedroom Two

8'5" x 10'7" (2.57m x 3.23m)

With radiator.

Bathroom

Three piece suite, tiled walls and radiator.

Second Floor

Bedroom Three

12'9" x 14'2" (3.89m x 4.32m)

With velux slyight and radiator.

Exterior

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

Directions

From our office in Idle village take the left into Idlecroft Road, at the ned take the right onto Bradfird Road, proceed straight ahead at the Morrisons roundabout and upon reaching Frive Lane Ends roundabout take the second exit onto Idle Road, turn right onto Oxford Rd, turn left towards Peel Park Dr, sharp right onto Peel Park Dr, turn left and the property will 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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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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