



Albion Road, Idle,

£189,950

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * NO CHAIN *
* GARDENS * PARKING * GARAGE * WELL PRESENTED * FAMILY HOME *

Available with no onward chain and of probable interest to the young family or first time buyer, is this delightful three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, sitting room, light oak effect fitted kitchen, three first floor bedrooms and a modern white house bathroom.

To the outside there are good sized gardens, driveway and garage.



Reception Hall

With radiator and store cupboard.

Lounge

13'8" x 11'6" (4.17m x 3.51m)

Having a modern log effect gas fire set in chimney breast, bay window, radiator.

Kitchen

12'10" x 5'5" (3.91m x 1.65m)

Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge, freezer and dishwasher, radiator.

Sitting/Dining Room

11'7" x 11'6" (3.53m x 3.51m)

With a coal effect gas fire and radiator.

First Floor Landing

Bedroom One

14'1" x 10'6" max (4.29m x 3.20m max)

With fitted wardrobes, drawers and dresser, radiator.

Bedroom Two

11'5" x 10'7" max (3.48m x 3.23m max)

With fitted wardrobes and drawers, radiator.

Bedroom Three

7'1" x 6'1" (2.16m x 1.85m)

With fitted cabin bed, wardrobes and drawers, radiator.

Bathroom

Modern three piece white suite, part tiled walls, heated towel rail.

Exterior

To the outside there is a garden to the front, driveway to the side leading to a detached garage, together with a larger lawned garden to the rear.

Directions

From our office in Idle village head south-east on The Grn towards Hampton Pl, The Grn turns left and becomes Albion Rd, turn right to stay on Albion Rd and the property will shortly 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 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (54-68)		D (54-68)	
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	
80	54		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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