



Marlborough Road, Idle,

£189,950

* STONE TERRACE * THREE BEDROOMS * POPULAR LOCATION *

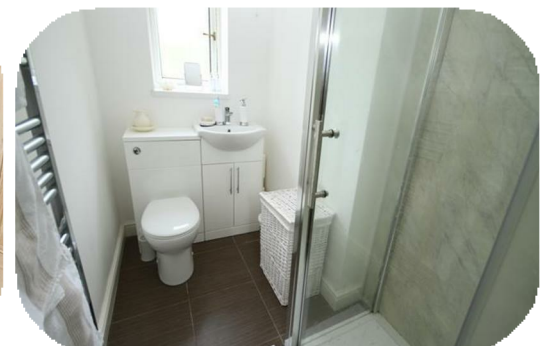
* MODERN KITCHEN & SHOWER ROOM * SMALL GARDEN * YARD AREA *

This stone built through terrace offers fantastic 'ready to move into' accommodation in a much sought after location.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, cream fitted dining kitchen with stainless steel appliances, three first floor bedrooms and a house shower room.

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

Viewing is highly recommended.



Entrance

Lounge

14' x 12'6" (4.27m x 3.81m)

With electric fire in modern fireplace surround, radiator.

Dining Kitchen

15'8" x 9'1" (4.78m x 2.77m)

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

First Floor Landing

Shower Room

Three piece modern white suite, heated towel rail.

Bedroom Two

11'8" x 6'4" (3.56m x 1.93m)

With radiator.

Bedroom Three

8'7" x 4'5" (2.62m x 1.35m)

With radiator.

Bedroom One

11'6" x 15'7" narrowing to 12'7" (3.51m x 4.75m narrowing to 3.84m)

With radiator.

Exterior

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

Directions

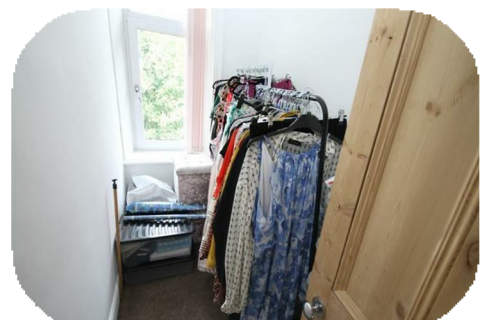
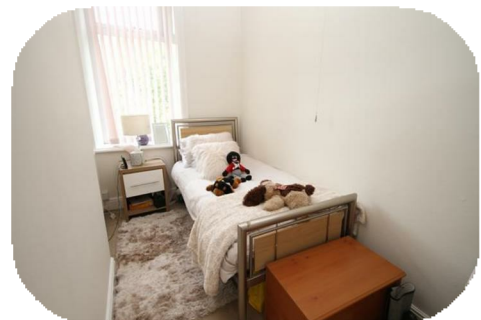
From our office in Idle village take the right at the roundabout onto New Street, proceed onto Apperley Road, turn right onto Leeds Rd/A657, right onto Marlborough Rd and the property will be seen displayed via our For Sale board.

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	
(92 plus) A	85	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	63	(55-68) D	
(39-54) E		(39-54) E	
(13-38) F		(13-38) F	
(1-12) G		(1-12) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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