



**Bracken Edge, Thorpe Edge,**

**£90,000**

**\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\*  
\*\* FAMILY SIZED \*\* GARDENS \*\***

This three bedroom semi detached house benefits both gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining room and kitchen. Three first floor bedrooms and house bathroom. Outside there are gardens to front and rear.



## Reception Hall

Radiator.

## Side Porch

## Lounge

12'8" x 12'10" (3.86m" x 3.91m")

## Kitchen

9'5" x 10'3" (2.87m" x 3.12m")

Medium oak effect fitted kitchen having a range of wall and base units incorporating laminate sink unit, plumbing for auto washer and part tiled.

## Dining

12'2" x 9'3" (3.71m" x 2.82m")

Radiator.

## First Floor Landing

## Bedroom One

10'7" x 11'9" (3.23m" x 3.58m")

Radiator.

## Bedroom Two

11'8" x 10'6" (3.56m" x 3.20m")

Radiator.

## Bedroom Three

8'4" x 8'2" (2.54m" x 2.49m")

Radiator.

## Bathroom

Three piece white suite comprising panel bath, low flush wc and pedestal wash basin.

## Exterior

Gardens front and rear.

## Council Tax Band

A

## Tenure

FREEHOLD.



**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 <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-91)	A		(92 plus)	A	
(91-81)	B		(91-81)	B	
(80-65)	C		(80-65)	C	
(55-48)	D		(55-48)	D	
(39-34)	E		(39-34)	E	
(21-18)	F		(21-18)	F	
(1-10)	G		(1-10)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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