



Kingsdale Grove, Bolton Road,

£140,000

* SEMI DETACHED * TWO BEDROOMS * GARDENS & GARAGE * NO CHAIN *
* CUL-DE-SAC LOCATION * POTENTIAL TO EXTEND (stpp) *

A fantastic opportunity for a first time buyer to purchase this two bedroom semi detached house.

Available with no onward chain and benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises entrance, lounge, dining kitchen, rear porch, two first floor bedrooms and a modern shower room.

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



Entrance

With radiator.

Lounge

12'3" x 10'9" (3.73m x 3.28m)

With gas fire and radiator.

Dining Kitchen

10'6" x 8'1" (3.20m x 2.46m)

With a range of white fitted wall and base units incorporating stainless steel sink unit, electric cooker, radiator and store cupboard.

Rear Porch

First Floor Landing

Bedroom One

14'1" x 11' (4.29m x 3.35m)

With radiator.

Bedroom Two

10'5" x 7'6" (3.18m x 2.29m)

With built in wardrobes and drawers, radiator.

Shower Room

Modern three piece suite, tiled walls and radiator.

Exterior

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

Directions

From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, at Bolton Junction traffic lights take the right onto Bolton Rd/A6176, turn right onto Kingsdale Cres, left onto Kingsdale Grove and the property will shortly 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 A (92-91)	87	Very environmentally friendly - lower CO ₂ emissions A (92-91)	
B (81-91)		B (81-91)	
C (69-80)	70	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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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