



Westminster Terrace, off Otley Road,

£99,950

* STONE TERRACE * THREE BEDROOMS * MODERN KITCHEN & SHOWER ROOM *
* IDEAL FTB/INVESTOR * SMALL REAR GARDEN *

A fantastic opportunity for the first time buyer or investor to purchase this three bedroom stone built through terrace.

Benefits from gas central heating and upvc double glazing.

Entrance, lounge, modern mahogany effect fitted kitchen, two first floor bedrooms and modern house shower room, together with a third overall attic bedroom to the second floor.

To the outside there is a small rear garden.



Lounge

14' x 14'6" (4.27m x 4.42m)

With gas fire in ornate feature fireplace surround, radiator.

Kitchen

10'6" x 8'6" (3.20m x 2.59m)

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

First Floor Landing

With radiator.

Bedroom One

12'8" x 9' into wardrobes (3.86m x 2.74m into wardrobes)

With built in wardrobes and radiator.

Bedroom Two

10'10" x 8'4" (3.30m x 2.54m)

With radiator.

Shower Room

Three piece modern suite comprising shower cubicle, low suite wc, hand basin, tiled walls and heated towel rail.

Second Floor

Attic Bedroom Three

14'1" x 12'8" (4.29m x 3.86m)

With radiator and velux skylight.

Exterior

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

Directions

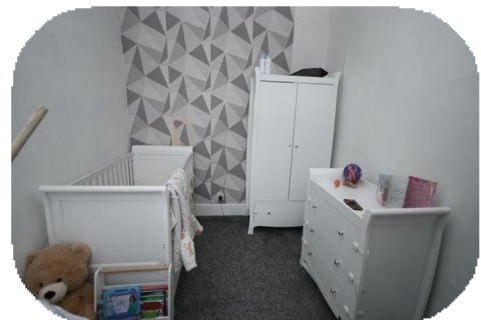
From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second left onto Idle Road, proceed to the traffic lights at Bolton Junction proceeding straight ahead to continue on Idle Road, at the junction turn right onto Otley Rd, turn right onto Prospect Rd, right onto Westminster Rd, left onto Westminster Terrace 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	
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 (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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