



**Birchwood Gardens, Idlethorp,**

**£155,000**

\* MODERN SEMI DETACHED \* TWO BEDROOMS \* CUL-DE-SAC LOCATION \* NO CHAIN \*

\* MODERN KITCHEN & SHOWER ROOM \* PARKING \* REAR VIEWS \* PATIO GARDEN \*

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

Occupies a corner plot position on this small cul-de-sac development.

Benefits from gas central heating, upvc double glazing and an alarm system.

The manageable accommodation briefly comprises entrance, cloakroom/wc, lounge, modern grey fitted dining kitchen, two first floor bedrooms and a modern shower room.

To the outside there are gardens, patio and parking.



## Entrance

## Cloakroom/WC

With low suite wc, hand basin, radiator.

## Lounge

15'2" x 11'9" (4.62m x 3.58m)

With store cupboard, radiator, laminated wood floor.

## Dining Kitchen

14'9" x 7'7" (4.50m x 2.31m)

Modern grey fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, split level oven and hob, plumbing for auto washer, part tiled walls and radiator.

## First Floor Landing

## Shower Room

Three piece modern suite, tiled walls and radiator.

## Bedroom One

11'10" x 12'3" (3.61m x 3.73m)

With store cupboard and radiator.

## Bedroom Two

10'10" x 8'3" (3.30m x 2.51m)

With radiator.

## Exterior

To the outside there is parking to the front and an enclosed patio to the rear.

## Directions

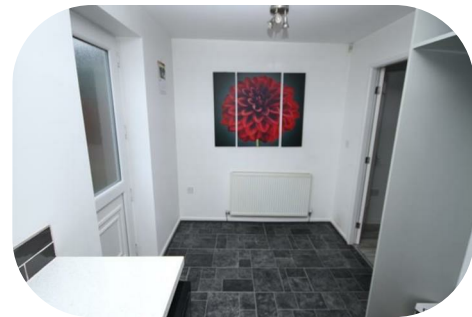
From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, turn left onto Ley Fleaks Road, continue onto Cavendish Road, at the roundabout take the second exit onto Idlethorp Way, turn left onto Birchwood Gardens and the property will shortly 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		89	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesates.co.uk](mailto:idle@sugdensesates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesates.co.uk](mailto:queensbury@sugdensesates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesates.co.uk](mailto:cleckheaton@sugdensesates.co.uk)  
website [www.sugdensesates.co.uk](http://www.sugdensesates.co.uk)