



All Alone Road, Idle,

£240,000

*** SEMI DETACHED BUNGALOW * TWO BEDROOMS * NO ONWARD CHAIN * WELL PRESENTED ***

*** SOUGHT AFTER LOCATION * CONSERVATORY * GARDENS * GARAGE * PARKING ***

Occupying a popular cul-de-sac location and available with no onward chain, is this delightful two bedroom semi detached bungalow.

The 'ready to move into, accommodation benefits from gas central heating, upvc double glazing and alarm system.

The spacious yet manageable accommodation briefly comprises reception hall, lounge, conservatory, fitted dining kitchen, two double bedrooms and a lovely house bathroom.

To the outside there are gardens, parking and garage.



Reception Hall

With store cupboard.

Dining Kitchen

14'11" x 8'8" (4.55m x 2.64m)

Beech-wood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, fridge, freezer, part tiled walls, radiator.

Lounge

14'11" x 10'9" (4.55m x 3.28m)

With a coal effect gas fire in feature fireplace, radiator, patio doors to conservatory.

Conservatory

10'6" x 9'2" (3.20m x 2.79m)

With radiator.

Bedroom One

13'9" x 10'10" (4.19m x 3.30m)

With built in wardrobes and radiator.

Bedroom Two

10'10" x 8'8" (3.30m x 2.64m)

With radiator and upvc French doors to rear garden.

Bathroom

Three piece white suite, tiled walls and radiator.

Exterior

To the outside there are gardens, driveway and garage.

Directions

From our office in Idle village take the left onto Idlecroft Rd, turn right onto Ley Fleaks Rd, left onto Highfield Rd, turn right onto The Stray, right onto All Alone Rd and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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		

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

