



Westminster Terrace, Otley Road,

£99,950

*** THROUGH TERRACE * STONE BUILT * TWO BEDROOMS * NO CHAIN *
* MODERN FITTED KITCHEN * IDEAL STARTER HOME ***

A fantastic opportunity for either a first time buyer or investor to purchase this two bedroom stone built through terrace.

Benefits from upvc double glazing and briefly comprises entrance vestibule, lounge, modern fitted kitchen, basement cellar, first floor bedroom and bathroom with white suite, together with a further attic bedroom to the second floor.

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



Entrance Vestibule

Lounge

13'9" x 14'1" (4.19m x 4.29m)

With a coal effect gas fire in feature fireplace surround.

Kitchen

8'7" x 10'6" (2.62m x 3.20m)

Modern fitted kitchen with a range of wall and base units incorporating a laminated sink unit, gas hob, double oven, fridge freezer, part tiled walls.

Cellar

First Floor Landing

Bathroom

10'4" x 10'5" (3.15m x 3.18m)

Three piece white suite, part tiled walls.

Bedroom One

12'5" x 10'5" (3.78m x 3.18m)

With fitted wardrobes, drawers and dresser.

Second Floor

Bedroom Two

12'8" x 12'3" (3.86m x 3.73m)

With skylight.

Exterior

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

Directions

From our office in Idle village take the left onto Idlecroft Rd, at the end take the right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the 2nd exit onto Idle Rd, proceed straight ahead Bolton Junction to continue on Idle Road, 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(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		

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