



Idle Road, Undercliffe,

£195,000

*** SUBSTANTIAL STONE TERRACE * COMPLETELY MODERNISED * FOUR BEDROOMS * NO CHAIN *
* THREE RECEPTION ROOMS * REAR VIEWS * OVER FOUR FLOORS * FAMILY SIZED ***

Fantastic opportunity for a growing family to purchase this large four bedrooms through terrace. Updated, modernised and renovated to provide "ready to move into" accommodation. Benefits gas central heating, upvc double glazing. Available with vacant possession and briefly comprises entrance hall, lounge, sitting room, lower floor stunning fitted kitchen and separate living room. On the first floor are two good sized bedrooms and a modern house bathroom. On the second floor are two further bedrooms. Outside are landscaped gardens.

Viewing highly recommended!



Entrance Hall

Modern panelled walls and radiator.

Lounge

15'0" x 12'0" (4.57m" x 3.66m")

Radiator.

Sitting Room

12'7" x 11'9" (3.84m" x 3.58m")

Wood burner set in chimney breast, audio display cabinet and radiator.

Basement Living Kitchen

15'0" x 13'0" (4.57m" x 3.96m")

Modern white fitted kitchen having a range of wall and base units incorporating laminate sink unit, integrated fridge, integrated freezer, central island with breakfast bar, tiled floor, underfloor heating, storage cupboard, radiator and french doors leading to rear.

Living Room

15'6" x 15'5" (4.72m" x 4.70m")

Ample built in wall cupboards, tiled floor, underfloor heating, electric fire and audio display.

First Floor Landing

Storage cupboard and radiator.

Bedroom One

17'2" x 9'8" (5.23m" x 2.95m")

Radiator.

Bedroom Two

10'6" x 9'9" (3.20m" x 2.97m")

Radiator.

Bathroom

Modern three piece white suite comprising panel bath, low flush wc, pedestal wash basin, tiled walls and heated towel rail.

Second Floor Landing

Under eaves storage cupboard and radiator.

Bedroom Three

14'1" x 13'6" (4.29m" x 4.11m")

Two velux skylights, electric blinds and radiator.

Bedroom Four

13'2" x 8'9" (4.01m" x 2.67m")

Radiator.

Exterior

Garden to front with split level patio garden to rear.

Council Tax Band

A

Tenure

FREEHOLD.



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		
(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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