



**Old Park Road, Thorpe Edge,**

**£165,000**

- \* SEMI DETACHED \* THREE BEDROOMS \* NO CHAIN \*
- \* MODERN KITCHEN/BATHROOM \* VARIOUS USE OUTHOUSE \*
- \* CONVERTED LOFT \* GARDENS & PARKING \*

Available with vacant possession is this delightful family sized three bedroom semi-detached house. Benefits electric heating, UPVC double glazing and briefly comprises; Entrance Hall, Lounge, modern fitted Dining Kitchen. There are three bedrooms and a modern white house bathroom. Outside there is a front garden and a driveway to the side. At the rear is a purpose built outhouse which could be utilised as a variety of uses.



## Entrance Hall

## Lounge

12'2 x 12'2 (3.71m x 3.71m)

Stainless Steel pebble effect electric fire with modern fireplace surround, Oak flooring and electric wall heater.

## Dining Kitchen

16'10 x 8'8 (5.13m x 2.64m)

Modern wall and base units, Stainless Steel sink unit and tiled splash back. Electric oven and hob and integral dishwasher. Electric wall heater and useful storage cupboard.

## First Floor Landing

## Bedroom One

9'2 x 10 (2.79m x 3.05m)

Electric wall heater.

## Bedroom Two

11'9 x 8'9 (3.58m x 2.67m)

Electric wall heater.

## Bedroom Three

6'6 max x 6 max (1.98m max x 1.83m max)

Electric wall heater.

## Bathroom

Three piece modern suite comprising of; low flush WC, hand wash basing and bath with shower over. Tiled walls and heated towel rail.

## Loft

Accesses via a pull down ladder. Carpeted with Velux skylight.

## Outhouse

Outhouse with living kitchen, shower room and separate utility area.

## Outside

Front garden and driveway to the side providing off street parking.

## 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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(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)