



Bradford Road, Idle,

£125,000

- * CORNER TERRACE * TWO BEDROOMS * THREE FLOORS * NO CHAIN *
- * OPEN PLAN LOUNGE/KITCHEN * MODERN BATHROOM * SMALL GARDEN *

If you're looking for your first home or an investment property - then this could be the property for you!!!

Available with no onward chain and benefits from gas central heating and upvc double glazing.

The manageable accommodation briefly comprises entrance, open plan lounge/kitchen, first floor bedroom and modern bathroom with white suite, together with a good sized attic bedroom to the second floor.

To the outside there is a small enclosed garden.



Entrance

Open Plan Lounge/Kitchen

13'9" x 13'2" (4.19m x 4.01m)

Lounge area has a radiator.

Kitchen area is fitted with a range of wall and base units incorporating stainless steel sink unit, gas hob, electric oven, plumbing for auto washer, part tiled walls.

First Floor Landing

With radiator and store cupboard.

Bedroom One

9'6" x 9'3" (2.90m x 2.82m)

With radiator.

Bathroom

Modern three piece white suite, tiled walls and heated towel rail.

Second Floor

Overall Attic Bedroom Two

16'2" x 13'2" (4.93m x 4.01m)

With radiator.

Exterior

To the outside there is a small enclosed garden.

Directions

From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Road and the property will shortly be seen on the left hand side displayed via our for Sale board.

TENURE

FREEHOLD

Council Tax Band

A/ Bradford



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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	Current	Potential	(92 plus) A	Current	Potential
(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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