



Springdale Crescent, Thorpe Edge,

£165,000

**** SEMI DETACHED ** THREE BEDROOMS ** MODERN DINING KITCHEN ****

**** LANDSCAPED GARDENS ** DRIVEWAY PARKING ** FAMILY SIZED ACCOMODATION ****

Providing both fantastic time buyer and family sized accommodation is this delightful three bedroom semi detached house. Benefits gas central heating and upvc double glazing. The "ready to move into" property briefly comprises reception hall, lounge, modern fitted dining-kitchen. Three good sized first floor bedrooms and a white house bathroom. Outside are landscaped gardens, driveway and outhouse/garage.



Entrance Hall

Storage cupboard.

Lounge

12'6" x 11'4" (3.81m" x 3.45m")
Radiator.

Dining Kitchen

18'9" x 10'2" (5.72m" x 3.10m")
Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas hob, electric oven, plumbing for auto washer, plumbing for dishwasher, breakfast bar, part tiled and radiator.

First Floor Landing

Bedroom One

13'7" narrowing 11'4" x 10'3" (4.14m" narrowing 3.45m" x 3.12m")
Radiator.

Bedroom Two

9'9" x 11'2" (2.97m" x 3.40m")
Built in wardrobes and radiator.

Bedroom Three

8'5" x 8'7" (2.57m" x 2.62m")
Radiator.

Bathroom

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

Exterior

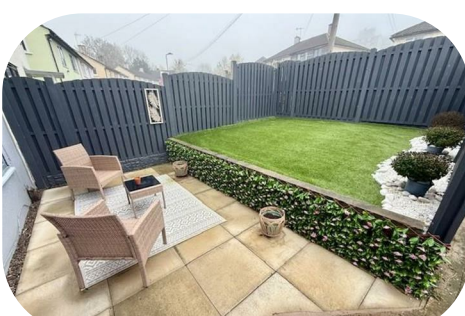
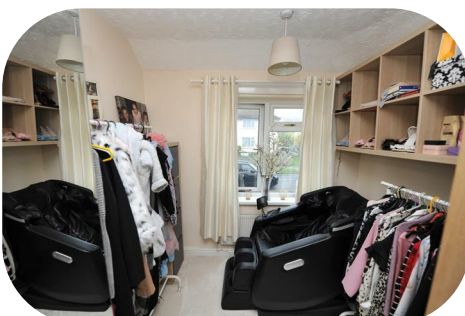
Landscaped gardens to the front with driveway to the side.

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		
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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