



## Javelin Close, Idle,

**£142,000**

- \* GROUND FLOOR APARTMENT \* TWO BEDROOMS \* NO ONWARD CHAIN \* REAR VIEWS \*
- \* POPULAR LOCATION \* ALLOCATED PARKING \* GOOD SIZED BATHROOM \*
- \* CLOSE TO FIVE LANE ENDS SHOPS \*

Available with no onward chain, is this delightful two bedroom ground floor apartment. Benefits from gas central heating, upvc double glazing and briefly comprises communal entrance, reception hall, lounge, fitted dining kitchen, two bedrooms and bathroom. To the outside there are communal gardens and allocated parking.



### Communal Entrance

Accessed via intercom.

### Reception Hall

With store cupboard and radiator.

### Lounge

16'1" x 14'9" (4.90m x 4.50m)

Having a coal effect electric fire in feature fireplace surround, radiator and bay window.

### Kitchen

11'9" x 9'2" (3.58m x 2.79m)

Beech-wood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls and radiator.

### Bedroom One

10'2" x 12'8" (3.10m x 3.86m)

With radiator, fitted wardrobes.

### Bathroom

With four piece suite, part tiled walls and radiator.

### Bedroom Two

9'4" x 9'5" (2.84m x 2.87m)

With radiator.

### Exterior

To the outside there are communal gardens and allocated parking.

### Directions

From our office in Idle village take the left onto Idlecroft Road, turn right onto Bradford Road, at the roundabout take the 3rd exit onto Javelin Close, turn right to stay on Javelin Cl and the property will be seen displayed via our For Sale board.

### TENURE

LEASEHOLD. We await details of the length of the lease remaining. Service Charge £1095.20 per annum. Ground Rent £145.90 per annum.

### 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 <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                                 |         |           |
| (92 plus) A                                 |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (81-91) B                                   |         |           | (92 plus) A                                                     |         |           |
| (69-80) C                                   |         |           | (81-91) B                                                       |         |           |
| (55-68) D                                   |         |           | (69-80) C                                                       |         |           |
| (39-54) E                                   |         |           | (55-68) D                                                       |         |           |
| (21-38) F                                   |         |           | (39-54) E                                                       |         |           |
| (1-20) G                                    |         |           | (21-38) F                                                       |         |           |
| 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)

