



Old Park Road, Thorpe Edge,

£160,000

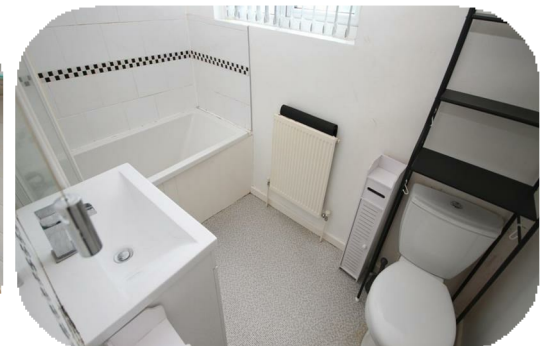
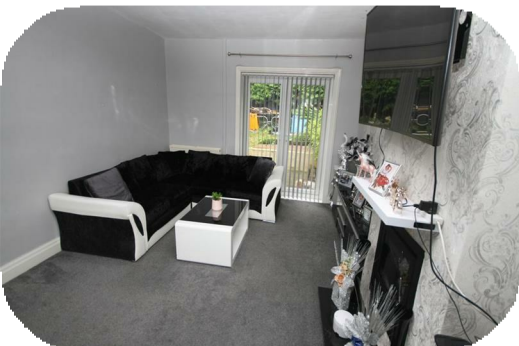
**** SEMI DETACHED ** THREE BEDROOMS ** MODERN KITCHEN & BATHROOM ** GARAGE **
* CLOAKROOM/WC * UTILITY ROOM * LOVELY GARDENS ***

A fantastic opportunity for the first time buyer or family to purchase this three bedroom semi detached house.

The property is located close to shops, amenities and a short drive from Apperley Bridge train station.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, modern fitted kitchen, separate utility and cloakroom/wc. To the first floor there are three bedrooms and a modern white house bathroom.

To the outside there are well stocked gardens with a block paved drive to the side leading to a single garage.



Reception Hall

Lounge

11'9" x 18'5" (3.58m x 5.61m)

Having a multi fuel burner set in chimney breast, radiator, upvc French doors to rear garden.

Breakfast Kitchen

15'8" x 6'6" (4.78m x 1.98m)

Modern white fitted kitchen having a range of wall and base units incorporating laminated sink unit, electric oven and hob, breakfast bar and part tiled walls.

Utility

7' x 5' (2.13m x 1.52m)

With base units incorporating plumbing for auto washer.

Cloakroom/WC

Comprising low suite wc, hand basin and store cupboard.

First Floor Landing

With radiator.

Bedroom One

11'10" x 10'9" (3.61m x 3.28m)

With radiator.

Bedroom Two

11'1" x 10'6" (3.38m x 3.20m)

With store cupboard and radiator.

Bedroom Three

9'5" x 7'5" (2.87m x 2.26m)

With radiator.

Bathroom

Three piece modern white suite, part tiled walls and radiator.

Loft

Boarded. Accessed via a pull down ladder.

Exterior

To the outside there is a garden to the front, drive to side leading to a single garage and side porch, together with an enclosed lawned and bedded garden to the rear.

Directions

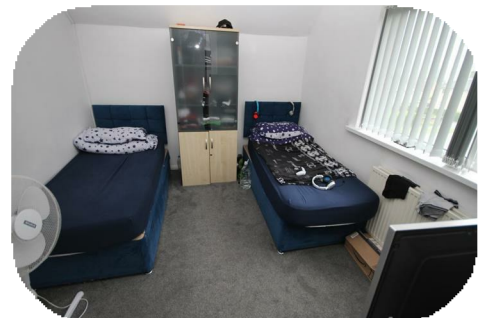
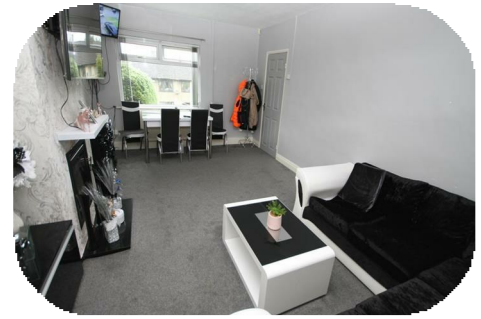
From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, the roundabout, turn left onto Ley Fleaks Road, continue onto Cavendish Rd, at the roundabout take the second exit onto Idlethorp Way, take the left onto Parkland Drive, right onto Old Park Rd and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

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 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		
82	85				
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk