



## Farm Hill Road, Thorpe Edge,

**£99,950**

We are acting in the sale of the above property and have received an offer of £95,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

**\* TOWN HOUSE \* THREE BEDROOMS \* NO ONWARD CHAIN \*  
\* REQUIRES MODERNISATION/REPAIR \* FAMILY SIZED \* GARDENS \***

Available with no onward chain, is this three bedroom ex-council townhouse house.

Requires updating throughout and briefly comprises entrance hall, lounge, kitchen, three first floor bedrooms and a house bathroom. To the outside there are front and rear gardens.





## Reception Hall

## Lounge

14'5" x 12' (4.39m x 3.66m)

## Kitchen

14'6" x 8'6" (4.42m x 2.59m)

With wall and base units incorporating stainless steel sink unit.

## Utility

5'9" x 5'6" (1.75m x 1.68m)

## First Floor Landing

## Bedroom One

10'1" x 11'1" (3.07m x 3.38m)

## Bedroom Two

13'1" x 10'8" (3.99m x 3.25m)

## Bedroom Three

9'7" narrowing 6'4" x 7'2" (2.92m narrowing 1.93m x 2.18m)

## Bathroom

Three piece white suite.

## Exterior

To the outside there are gardens to both front and rear.

## Directions

From our office in Idle village take the left into Idlecroft Rd, turn right onto Bradford Rd, left onto Rowantree Dr, turn right to stay on Rowantree Dr, turn left onto Farm Hill Rd and the property will be seen 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 <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| 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@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)

