



**Rowantree Drive, Thorpe Edge,**  
**Reduced To £150,000**

- \* SEMI DETACHED \* TWO BEDROOMS \* NO CHAIN \* GREAT STARTER HOME \*
- \* GARDENS \* PARKING \* MODERN BATHROOM \*

A fantastic opportunity for either a young family or first time buyer to purchase this delightful two bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, cloakroom/wc, lounge, light oak effect fitted kitchen, two first floor bedrooms and a modern house bathroom with white suite. To the outside there is parking for two cars and a rear garden.



### Entrance Hall

With radiator.

### Cloakroom/WC

With low suite wc, wash basin and radiator.

### Lounge

12'8" x 12'4" (3.86m x 3.76m)

With radiator, store cupboard, upvc patio door to rear garden.

### Kitchen

7'8" x 8'5" (2.34m x 2.57m)

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

### First Floor Landing

### Bedroom One

12'4" x 9'5" (3.76m x 2.87m)

With radiator.

### Bedroom Two

8'4" x 12'3" (2.54m x 3.73m)

With radiator.

### Bathroom

Three piece modern white suite, radiator.

### Exterior

To the exterior there is parking for two cars and a rear garden.

### Directions

From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, left onto Rowantree Dr, turn left to stay on Rowantree Dr and the property will shortly 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 (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>85</b>	<b>62</b>		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	