



Rowantree Drive, Thorpe Edge,

£139,950

*** SEMI DETACHED * THREE BEDROOMS * NO ONWARD CHAIN * FAMILY SIZED *
* TWO RECEPTION ROOMS * GARDENS ***

Available with no onward chain, is this three bedroom semi detached house.

Benefits from gas central heating, mostly upvc double glazing and briefly comprises reception hall, lounge, dining room, fitted kitchen, three first floor bedrooms and a bathroom.

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



Reception Hall

With radiator.

Lounge

12'8" x 12'10" max (3.86m x 3.91m max)

With a coal effect gas fire in feature fireplace surround, radiator.

Dining Room

10' x 12'8" (3.05m x 3.86m)

With radiator.

Kitchen

5'8" x 10'2" (1.73m x 3.10m)

With wall and base units incorporating stainless steel bowl unit, gas cooker.

First Floor Landing

Bedroom One

11'5" x 10'4" (3.48m x 3.15m)

With radiator.

Bedroom Two

10' x 8'4" (3.05m x 2.54m)

With radiator.

Bedroom Three

8'5" max x 8'3" max (2.57m max x 2.51m max)

With radiator.

Bathroom

With three piece suite, radiator.

Exterior

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

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

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