



Albion Road, Idle

£265,000

* PERIOD SEMI DETACHED * THREE BEDROOMS * TWO BATHROOMS * IMMACULATE *
* OVER THREE FLOORS * GARDENS * PARKING * BATHROOM *

This large stone built semi detached house offers 'ready to move into' accommodation, set over three floors and offering excellent family sized accommodation.

Benefits from gas central heating, upvc double glazing, alarm system and briefly comprises reception hall, lounge, living/dining kitchen, useful cellar, impressive first floor landing area, two first floor bedrooms - master bedroom having en-suite bathroom, plus house bathroom and a third bedroom to the second floor.

To the outside there are well stocked gardens, parking and a detached garage.





Reception Hall

With radiator.

Lounge

14'8" x 10'6" (4.47m x 3.20m)

Having a multi-fuel burner set in chimney breast on a stone floor, exposed polished wood floorboards, bay window, radiator, picture rail and corniced ceiling.

Dining/Living Kitchen

18'9" x 12'8" (5.72m x 3.86m)

Lounge area has a cast iron feature fire in wood surround on a black granite hearth, exposed polished wood floorboards, radiator, corniced ceiling, picture rail.

Kitchen area is fitted with a range of modern cream wall and base units incorporating laminated sink unit, five ring cooking range, integrated dishwasher.

Basement Cellar

Ideal for storage.

First Floor Landing

Impressive landing area with polished wood floorboards.

Bedroom One

12'3" x 10'9" (3.73m x 3.28m)

With fitted wardrobes. En-Suite Bathroom;

En Suite Bathroom

Victorian style four piece suite, heated towel rail.

Bedroom Two

13' x 8'7" (3.96m x 2.62m)

With radiator.

Bathroom

Three piece white suite comprising bath with shower over, low suite wc, pedestal wash basin, part tiled walls and radiator.

Second Floor





Bedroom Three

14'2" x 10' (4.32m x 3.05m)

With three velux skylights and radiator.

Exterior

To the outside there is a well stocked and mature cottage style garden with rockery and patio area, together with a driveway to the side leading to a detached garage.

Directions

From our office in Idle village proceed right through The Green and onto Albion Road, at the junction take the left to continue on Albion Road and the property will shortly be seen on the left hand side displayed via our For Sale board.

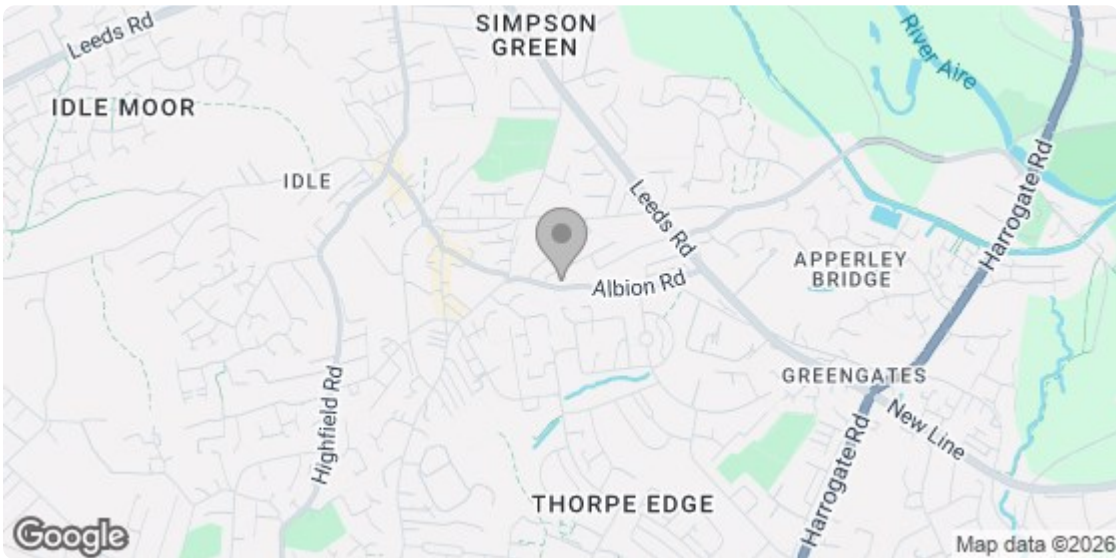
TENURE

FREEHOLD

Council Tax Band

B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			

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.

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