



Woodbine Terrace, Idle,

£152,000

**** THROUGH TERRACE ** TWO BEDROOMS ** STONE BUILT ** NO CHAIN **
** CLOSE TO IDLE VILLAGE ** GREAT STARTER HOME ****

If you're looking for an investment property or your first home, then this is the house for you!
Available with vacant possession and benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, kitchen, two first floor bedrooms and house bathroom.
To the outside is a small garden to the front and yard to the rear.



Entrance

Lounge

15'2" x 12'6" (4.62m x 3.81m)
With radiator.

Kitchen

11'7" x 8'2" (3.53m x 2.49m)
Fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, gas cooker point, radiator.

First Floor Landing

Bathroom

Three piece white suite, part tiled walls and radiator.

Bedroom One

15'10" x 12'2" (4.83m x 3.71m)
With radiator.

Bedroom Two

8'3" x 11'4" (2.51m x 3.45m)
With radiator.

Exterior

To there outside there is a small garden frontage and a rear yard.

Directions

From our office in Idle village take the left onto Idlecroft Rd, turn left onto Bradford Rd, right onto Woodbine Terrace 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

