



Glenrose Drive, Lidget Green,

£159,950

**** SEMI DETACHED BUNGALOW ** TWO BEDROOMS ** SOUGHT AFTER LOCATION ****

**** IDEAL FOR FTB/YOUNG FAMILY ** GARDENS, GARAGE & PARKING ** NO CHAIN ****

This two bedroom semi detached bungalow would make an ideal purchase for a FTB/young couple/anybody downsizing.

Benefits from gas central heating, double glazing, driveway and garage.

Within easy reach of amenities, shops and local schools.

Briefly comprising entrance hallway, kitchen, lounge, two bedrooms and a house bathroom.

To the outside there is a garden with a driveway leading to a single garage.



Hall
Radiator.

Kitchen
10'7" x 8'5" (3.23m" x 2.57m")
Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, plumbing for auto washer, oven, hob and radiator.

Lounge
17'2" x 10'2" (5.23m" x 3.10m")
Radiator.

Bedroom One
11'7" x 10'6" (3.53m" x 3.20m")
Radiator.

Bedroom Two
8'5" x 7'5" (2.57m" x 2.26m")
Radiator.

Bathroom
Three piece suite comprising panel bath, low flush wc, vanity sink unit and radiator.

Exterior
Gardens to front and rear together with a driveway leading to a single garage.

Tenure
Freehold.

Council Tax Band
A



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			(91 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	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

