



**Albion Road, Idle,**

**£195,000**

**\*\* SEMI DETACHED \*\* TWO BEDROOMS \*\* MODERN KITCHEN & BATHROOM \*\*  
\* CLOSE TO IDLE VILLAGE \* GARDENS & PARKING \***

Situated close to Idle village amenities, is this two bedroom semi detached house.

A fantastic opportunity for the young family or first time buyer.

The well presented property benefits from gas central heating, upvc double glazing, alarm system and briefly comprises entrance, modern fitted dining kitchen, two first floor bedrooms and a modern white house bathroom.

To the outside there is parking to the front and an enclosed garden to the rear.



## Entrance

With radiator.

## Lounge

14' x 12'7" (4.27m x 3.84m)

Having a solid fuel burner set in chimney breast with feature fireplace surround, built in display unit, radiator.

## Dining Kitchen

11'3" x 9' (3.43m x 2.74m)

Modern fitted kitchen having a range of cream wall and base units incorporating laminated sink unit, stainless steel oven and hob, dishwasher, built in wall cupboard and drawers, radiator and part tiled walls. Utility area/pantry featuring plumbing for a washing machine.

## First Floor Landing

### Bedroom One

15'5" narrowing to 11'5" x 11'5" (4.70m narrowing to 3.48m x 3.48m)

With radiator.

### Bedroom Two

12'1" x 8' (3.68m x 2.44m)

With radiator.

## Bathroom

Three piece modern white suite, tiled walls and radiator.

## Exterior

To the outside there is parking to the front and a garden to the rear.

## Directions

From our office in Idle village head towards Hampton Pl, The Green turns left and becomes Albion Rd, turn left to stay on Albion Rd where the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

B / 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		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
86	59		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)