



Farmstead Road, Thorpe Edge,

£85,000

PUBLIC NOTICE

Sugdens are now in receipt of an offer for the sum of £85,000 for 17 Farmstead Road BD10 9HR.

Anyone wishing to place an offer on the property should contact Sugdens, 8 The Green BD10 9PR 01274 619999 prior to exchange of contracts.

*** EX COUNCIL SEMI DETACHED * TWO BEDROOMS * NO CHAIN ***

*** REQUIRES MODERNISATION & REPAIR ***

Available with no onward chain, is this two bedroom ex local authority semi detached house.

Requires modernisation throughout and briefly comprises entrance hall, lounge, kitchen, two first floor bedrooms and a bathroom.

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



Entrance Hall

Lounge

22'5" x 11'1" (6.83m x 3.38m)

Kitchen

10'1" x 7'4" (3.07m x 2.24m)

With wall and base units incorporating stainless steel sink unit.

First Floor Landing

Bedroom One

14'5" x 8'10" (4.39m x 2.69m)

Bedroom Two

9'6" x 10'5" (2.90m x 3.18m)

Bathroom

With three piece suite.

Exterior

There are gardens to both front and rear.

Directions

From our office in Idle village take the left onto Idlecroft Rd, turn left onto Ley Fleaks Rd, take the slight right onto Cavendish Rd, at the roundabout turn right onto Idlethorp Way, right onto Farmstead Rd.

TENURE

FREEHOLD

Council Tax Band

A / Bradford

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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		

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