



**Woodbine Grove, Idle,**

**£175,000**

- \* SEMI DETACHED \* TWO BEDROOMS \* NO CHAIN \* CUL-DE-SAC \* CONSERVATORY \*
- \* SOME MODERNISATION REQUIRED \* LOFT CONVERSION \* GARDENS \* GARAGE \*

Situated close to Idle village and available with no onward chain, is this two bedroom semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, two first floor bedrooms, house bathroom and a loft conversion.

To the outside there are gardens and a garage.



## Entrance

## Lounge

12'8" x 13'9" (3.86m x 4.19m)

With a coal effect electric fire in feature fireplace, radiator.

## Dining Kitchen

12'3" x 9'5" (3.73m x 2.87m)

Medium oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, plumbing for auto washer, part tiled walls.

## Conservatory

9'4" x 10'2" (2.84m x 3.10m)

With radiator.

## First Floor Landing

## Bathroom

Three piece suite, part tiled walls and radiator.

## Bedroom One

11'9" x 12'8" (3.58m x 3.86m)

With built in wardrobes and radiator.

## Bedroom Two

9'3" x 8'8" (2.82m x 2.64m)

With radiator.

## Loft Conversion

15'1" x 9'6" max (4.60m x 2.90m max)

Limited head space. With velux skylight.

## Exterior

To the outside there are gardens to both front and rear, together with a detached garage.

## Directions

From our office in Idle village take the left onto Idlecroft Rd, turn right onto Ley Fleaks Rd, left onto Woodbine Grove and 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	EU Directive 2002/91/EC	Current	Potential	EU Directive 2002/91/EC
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(13-38) <b>F</b>			(13-38) <b>F</b>		
(1-12) <b>G</b>			(1-12) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		

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)