



**Cavendish Road, Idle,**

**£155,000**

**\* CALL SUGDENS TO BE THE FIRST TO VIEW \***

**\* SEMI DETACHED \* TWO BEDROOMS \* MODERN FITTED KITCHEN \* GARDENS \***

**\* CLOSE TO IDLE VILLAGE \* GARAGE \* PARKING \* GREAT STARTER HOME \***

A fantastic opportunity for either first time buyer or young family to purchase this two bedroom semi detached house.

Benefits from gas central heating, double glazing and alarm system.

The well presented accommodation briefly comprises entrance porch, lounge, modern fitted dining kitchen, two first floor bedrooms and a house bathroom with white suite.

To the outside there are landscaped gardens, parking and attached garage.



## Entrance Porch

## Lounge

13'5" x 11'9" (4.09m x 3.58m)

With laminated wood floor, radiator.

## Dining Kitchen

11'9" x 8'9" (3.58m x 2.67m)

Modern fitted dining kitchen having a range of dark grey wall and base units incorporating ceramic sink unit, granite work surfaces, integrated fridge, freezer, oven, hob, microwave, dishwasher, radiator.

## First Floor Landing

## Bedroom One

11'9" x 8'6" (3.58m x 2.59m)

With radiator.

## Bedroom Two

8'8" x 7' (2.64m x 2.13m)

With radiator and built in wardrobe/storage.

## Bathroom

Three piece white suite, part tiled walls and radiator.

## Exterior

To the outside there is a garden to the front, driveway leading to an attached garage with power and light, together with a larger enclosed lawned and patio garden to the rear.

## Directions

From our office in Idle village take the left onto Idlecroft Rd, left onto Ley Fleaks Rd, take the slight right onto Cavendish Rd 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	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	88	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	69	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(13-38) F		(13-38) F	
(1-12) G		(1-12) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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