



**Marlborough Road, Idle,**

**£189,950**

**\* STONE BUILT END TERRACE \* TWO BEDROOMS \* WELL PRESENTED \***

**\* SMALL GARDEN \* PARKING \* MODERN KITCHEN & WET ROOM \* GREAT STARTER HOME \***

A fantastic opportunity for a first time buyer to purchase this very well presented two bedroom terrace. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, dining kitchen, two good sized first floor bedrooms and wet room.

To the outside there is an enclosed garden with off-road parking.



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### Entrance

With composite entrance door and radiator.

### Lounge

12'9" x 14'1" (3.89m x 4.29m)

With laminated wood flooring, feature wood burning stove set in chimney breast on slate hearth with solid stone mantle, store cupboard, radiator.

### Kitchen/Diner

16' x 9'2" (4.88m x 2.79m)

Modern cream fitted kitchen having a range of wall and base units incorporating inset sink, tiled splashback, stainless steel oven and hob, plumbing for auto washer, radiator.

### First Floor Landing

#### Bedroom One

12'9" x 11'9" (3.89m x 3.58m)

Double bedroom with built in wardrobe, radiator.

#### Bedroom Two

8'4" x 11'5" (2.54m x 3.48m)

Double bedroom.

### Shower/Wet Room

Stunning modern wet room comprising large walk-in shower, vanity sink unit, low suite wc, complementary tiled walls and floor.

### Exterior

To the outside there is a small garden frontage, together with parking to the side and an enclosed Yorkshire stone flagged patio garden to the rear.

### Directions

From our office in Idle village take the right onto New St, continue onto Apperley Rd, turn right onto Leeds Rd, right onto Marlborough 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	Score	Current	Potential	Score
Very energy efficient - lower running costs		85	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-91) 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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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