Sugdens
Sales & Lettings



Woodbine Grove, Idle,

£185,000

*** CALL SUGDENS TO BE THE FIRST TO VIEW ***
* SEMI DETACHED * THREE BEDROOMS * NO CHAIN *
* CUL-DE-SAC LOCATION * GARDENS * PARKING & GARAGE *
Priced to sell is this three bedroom semi-deatched house. Available with vacant possession and benefits both gas central heating and UPVC double glazing. The accomodation briefly comprises entrance hall, lounge, dining kitchen. Three first floor bedrooms and a white house bathroom. Outside are gardens to three sides and a detached garage.







Entrance Hall
Central heating radiator.



Lounge
13'9 x 12'6 (4.19m x 3.81m)

Dining Kitchen
15'9 x 9'4 (4.80m x 2.84m)
Fitted wall and base units with Stainless Steel sink unit, gas cooker and central heating radiator. Useful storage cupboard.

First Floor Landing



Bedroom One
9'5 x 12 (2.87m x 3.66m)
Central heating radiator.

Bedroom Two
11'5 x 8'4 (3.48m x 2.54m)
Central heating radiator.



Bedroom Three
7'5 x 8'5 (2.26m x 2.57m)
Central heating radiator.

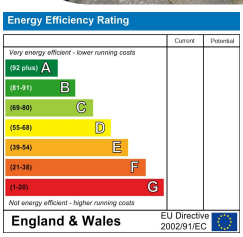
Bathroom
Three peice white suite and central heating radiator.

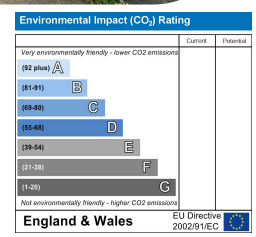


External
Gardens to three sides, driveway and garage.

Council Tax
Bradford- B







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.

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