



**Marlborough Road, Idle,**

**£180,000**

- \* STONE BUILT THROUGH TERRACE \* THREE BEDROOMS \* MODERN KITCHEN \*
- \* ENCLOSED REAR GARDEN \* GREAT STARTER HOME \* NO ONWARD CHAIN \*

Available with no onward chain, is this delightful three bedroom through terrace.

Situated on the Idle/Thackley/Apperley Bridge border, close to shops, bars and restaurants.

Benefits from gas central heating and upvc double glazing and briefly comprises entrance, lounge, modern fitted dining kitchen, basement cellar, two first floor bedrooms and a house bathroom with white suite. To the second floor there is an overall attic bedroom.

To the outside there is a small front garden and an enclosed patio garden to the rear.





## Entrance

## Lounge

11'10" x 12'6" (3.61m x 3.81m)

Having a cast iron effect gas fire (not tested) in feature fireplace, radiator.

## Dining Kitchen

15'6" x 11'2" (4.72m x 3.40m)

Modern fitted dining kitchen having a range of white wall and base units incorporating stainless steel double oven and hob, plumbing for auto washer, part tiled walls, radiator.

## Cellar

## First Floor Landing

## Bedroom One

12' x 11'9" (3.66m x 3.58m)

With built in wardrobes and radiator.

## Bedroom Two

9'8" x 11'2" (2.95m x 3.40m)

With radiator.

## Bathroom

Three piece white suite, part tiled walls and heated towel rail.

## Second Floor

## Bedroom Three

14'5" x 13'9" (4.39m x 4.19m)

With radiator and under eaves store cupboard.

## PLEASE NOTE

PHOTOS WERE TAKEN PRIOR TO TENANT MOVING IN.

## Exterior

To the outside there is a small garden to the front and an enclosed 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		Current	Potential
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>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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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