



Cavendish Road, Idle,

£130,000

60 Cavendish Road, Idle, Bradford, BD10 9DG

We are acting in the sale of the above property and have received an offer of £125,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

*** SEMI DETACHED * TWO BEDROOMS * REQUIRES MODERNISATION/REPAIR *
* NO CHAIN * GARDENS * PARKING ***

Available with no onward chain, is this two bedroom semi detached house.

In need of some modernisation and repair, the accommodation briefly comprises entrance porch, lounge, kitchen, two first floor bedrooms and a house bathroom with white suite. To the outside there are gardens and parking.



Entrance Porch

Lounge

17'3" x 11'9" max (5.26m x 3.58m max)
With store cupboard.

Kitchen

6'7" x 11'9" (2.01m x 3.58m)
With wall and base units incorporating stainless steel sink unit.

First Floor Landing

Bedroom One

12'1" x 8'2" (3.68m x 2.49m)

Bedroom Two

8'9" x 11'10" (2.67m x 3.61m)

Bathroom

Three piece white suite.

Exterior

To the outside there are gardens to the front and 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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