



**Averingcliffe Road, Thorpe Edge,**

**£115,000**

**\*\* NO ONWARD CHAIN \*\* GOOD SIZED GARDENS \*\* MODERN BATHROOM \*\***

Situated close to shops, supermarket, transport and swimming baths, is this good sized three bedroom semi detached.

Benefits from gas central heating and upvc double glazing.

Reception hall, lounge, white fitted dining kitchen, three first floor bedrooms and modern four piece house bathroom.

To the outside there are gardens and outhouse.

Family sized accommodation at an affordable price.



Offering family sized accommodation at an affordable price, is this good sized three bedroom semi detached.

Situated close to shops, supermarket, transport and swimming baths.

The accommodation benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, white fitted dining kitchen, three first floor bedrooms and modern four piece house bathroom.

To the outside there are gardens and outhouse.

## Reception Hall

## Lounge

13'1" x 12'8" (3.99m x 3.86m)

With laminated wood floor and radiator.

## Dining Kitchen

19' x 10'4" (5.79m x 3.15m)

White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls, store cupboard and radiator.

## First Floor Landing

## Bedroom One

10'3" x 11'9" (3.12m x 3.58m)

With radiator.

## Bedroom Two

12' max x 11'2" (3.66m max x 3.40m)

With radiator.

## Bedroom Three

8'4" x 8'3" (2.54m x 2.51m)

With radiator.

## Bathroom

Four piece white suite comprising bath, shower cubicle, low suite wc, pedestal wash basin, tiled walls and heated towel rail.

## Exterior

To the outside there are gardens to both front and rear with outhouse.

## PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

## Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, turn left onto Ley Fleaks Road, continue onto Cavendish Road, at the roundabout take the second exit onto Idlethorp Way and proceed along Idlethorp Way and Averingcliffe Road will shortly be seen ahead, take the left into Averingcliffe Road and the property will shortly be seen displayed via our For Sale board.

## Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		75	(92 plus) A		69
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	55	
(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		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesates.co.uk](mailto:idle@sugdensesates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesates.co.uk](mailto:queensbury@sugdensesates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesates.co.uk](mailto:cleckheaton@sugdensesates.co.uk)  
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email [keighley@sugdensesates.co.uk](mailto:keighley@sugdensesates.co.uk)  
 website [www.sugdensesates.co.uk](http://www.sugdensesates.co.uk)