



**Charterhouse Road, Idle,**

**£165,000**

**\* DETACHED BUNGALOW \* TWO BEDROOMS \* NO CHAIN \* POPULAR LOCATION \* GARDENS & DRIVEWAY \***

Occupying a delightful cul-de-sac setting and available with no onward chain, is this two bedroom detached bungalow.

Requires some modernisation and benefits from gas central heating & upvc double glazing.

Entrance hall, lounge, kitchen, two bedrooms and bathroom.

To the outside there are gardens and a driveway.





Available with no onward chain, is this two bedroom detached bungalow. Occupying a delightful cul-de-sac setting in a popular location. Requires some modernisation and benefits from gas central heating & upvc double glazing. The accommodation entrance hall, lounge, kitchen, two bedrooms and bathroom. To the outside there are gardens and a driveway.

**Entrance Hall**

With radiator.

**Lounge**

16'5" x 12'1" (5.00m x 3.68m)

With gas fire in feature fireplace surround, radiator.

**Kitchen**

11' x 7'4" (3.35m x 2.24m)

With wall and base units incorporating stainless steel sink unit, gas hob, electric oven, part tiled walls.

**Bedroom One**

15'4" x 9'2" (4.67m x 2.79m)

With radiator.

**Bedroom Two**

10'3" x 8'9" (3.12m x 2.67m)

With radiator.

**Bathroom**

Three piece suite comprising mini-bath, low suite wc, pedestal wash basin, tiled walls and radiator.

**Exterior**

To the outside there are gardens to both front and rear and a driveway to the side.

**Directions**

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street and continue to the top, here take the right onto Town Lane and proceed passing Holy Trinity church on the right and shortly after take the left onto Charterhouse Road, turn left to stay on Charterhouse Rd, turn right to stay on Charterhouse Rd 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
EU Directive 2002/91/EC	85	EU Directive 2002/91/EC	67
England & Wales		England & Wales	

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



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

