



**Albert Avenue, Idle,  
Reduced To £174,950**

\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* CONSERVATORY \*\* CUL-DE-SAC LOCATION \*\*  
\* IDEAL TO EXTEND (subj to relevant planning consent) \* GARDENS TO THREE SIDES \*  
\* \* MODERN GREY KITCHEN \* \*

Offering excellent well presented family accommodation in a popular location, is this well presented three bedroom semi detached house.

With gardens to three sides, the property offers scope for extension - subject to any relevant planning consent.

Benefits from gas central heating and upvc double glazing.

Entrance, lounge, dining kitchen, conservatory, three first floor bedrooms, modern house shower room and a boarded loft.



Well presented three bedroom semi detached house in cul-de-sac.  
 Offering excellent well presented family accommodation in a popular location  
 The accommodation benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, dining kitchen, conservatory, three first floor bedrooms, modern house shower room and a boarded loft.  
 Having gardens to three sides, the property offers scope for extension - subject to any relevant planning consent, together with parking and garage.

## Entrance



## Lounge

14' x 12'8" (4.27m x 3.86m)

Having a log effect electric stove in modern fireplace surround, laminated wood floor, radiator.



## Dining Kitchen

15'10" x 9'3" (4.83m x 2.82m)

Modern grey fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, plumbing for auto washer, radiator, store cupboard.



## Conservatory

9'2" x 9'1" (2.79m x 2.77m)

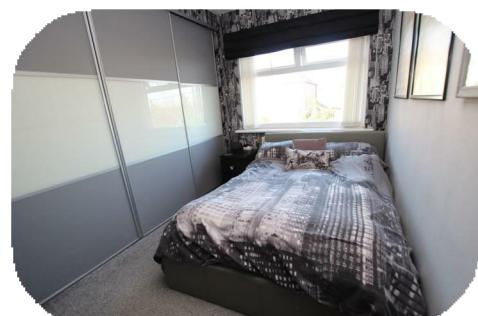
With upvc French door to rear garden.

## First Floor Landing

### Bedroom One

12'1" x 8'10" (3.68m x 2.69m)

With radiator.



### Bedroom Two

11'3" x 7'3" (3.43m x 2.21m)

With built in modern wardrobes and radiator.

### Bedroom Three

9' x 6'7" (2.74m x 2.01m)

With radiator.



## Shower Room

Three piece suite comprising shower cubicle, low suite wc, glass bowl sink unit.

## Loft

Boarded. Accessed via pull-down ladder.

## Exterior

To the outside there are gardens to three sides with parking and garage.

## 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 proceed right through the village and exit left onto Albion Road, turn left onto Albert Avenue and the property will shortly be seen displayed via our For Sale board.

| Energy Efficiency Rating                    |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|--|---|-----------|
|   |  | Current   | Potential |
| Very energy efficient - lower running costs |  |   |           |
| (92 plus) A                                 |  |   |           |
| (81-91) B                                   |  |   |           |
| (69-80) C                                   |  |   |           |
| (55-68) D                                   |  |   |           |
| (39-54) E                                   |  |   |           |
| (21-38) F                                   |  |   |           |
| (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   |           |

## 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.

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

