



£375,000

FOUR BEDROOM DETACHED *TWO RECEPTION ROOMS* *LARGE REAR GARDEN* *AMPLE PARKING* *INTEGRAL GARAGE*
MASTER BEDROOM EN-SUITE *CLOSE TO LOCAL AMENITIES* *IDEAL FOR FAMILIES*

Townend Estate Agents offer for sale this impressive detached house on Albion Road, Idle. With four well-proportioned bedrooms, including a contemporary master en-suite, this property is ideal for families seeking both space and style. The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed to ensure a warm and welcoming atmosphere throughout. One of the standout features of this property is the generous parking, accommodating multiple vehicles, which is a rare find in such a desirable location. The spacious rear garden is perfect for outdoor activities, gardening, or simply enjoying the fresh air in a tranquil setting. Just a stones throw from all the amenities of Idle Village, and just a short drive from Apperley Bridge, with its marina, train station and river/canalside walks. Whether you are looking for a peaceful retreat or a vibrant family home, this property on Albion Road is sure to impress. Don't miss the opportunity to make this delightful house your new home.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Albion Road, BD10

Approximate Gross Internal Area = 121.6 sq m / 1309 sq ft
Garage = 12.6 sq m / 136 sq ft
Total = 134.2 sq m / 1445 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1283615)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		