



£175,000

TWO BEDROOMS *FULLY RENOVATED THROUGHOUT* *IMMACULATED PRESENTED* *DRIVEWAY PARKING* *GARDENS* *NEW KITCHEN & BATHROOM* *IDEAL FOR FIRST TIME BUYERS*
POPULAR LOCATION *POTENTIAL TO EXTEND*

Welcome to Alanby Drive in the charming village of Idle. This modern fully refurbished semi-detached house boasts a luxurious kitchen and bathroom, perfect for those who appreciate a touch of elegance in their home. With two bedrooms and the exciting potential to extend, this property offers versatility to suit your needs.

As you step into the house, you'll be greeted by a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. The two bedrooms provide comfortable accommodation, and the option to extend opens up a world of possibilities to tailor the property to your liking. Having undergone extensive renovation the property boasts new UPVC and Composite Door, new boiler, new consumer unit, new kitchen & bathroom, updated modern décor & flooring throughout, new fencing and new radiators - this isn't one to be missed!

The highlight of this property is undoubtedly the luxury kitchen and bathroom, adding a touch of sophistication to your everyday life. Imagine preparing meals in a stylish kitchen and unwinding in a beautifully designed bathroom - pure bliss!

Additionally, the new gas central heating boiler ensures that you'll stay warm and cozy during the colder months, providing both comfort and peace of mind.

Don't miss out on the opportunity to make this modern semi-detached house on Alanby Drive your new home. With its potential for extension, luxurious features, and convenient location in Idle, Bradford, this property is sure to capture your heart.

Ask us about....



Alanby Drive, BD10

Approximate Gross Internal Area = 57.9 sq m / 623 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID1012403)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(29-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		86	68

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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.

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

SALES • LETTING

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