



## Fairbank Road, Girdlington,

**£179,950**

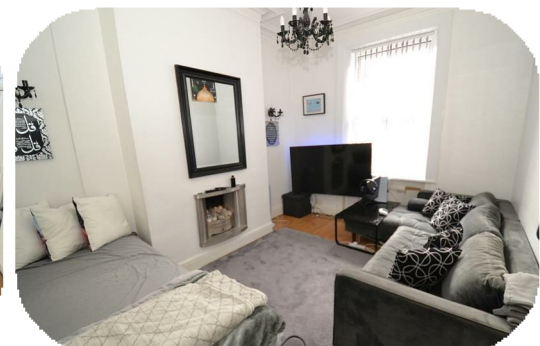
**\* EXTENDED MID TERRACE \* FOUR BEDROOMS \* TWO RECEPTION ROOMS \* TWO BATHROOMS \*\*  
FAMILY SIZED ACCOMMODATION \* CLOSE TO AMENITIES \* YARDS FRONT & REAR \***

This spacious extended four bedroom mid terrace home would make an excellent purchase for a young/growing family and has easy access to amenities, shops, local schools and bus routes.

Boasting accommodation over four floors, GCH & DG.

The accommodation briefly comprises entrance hallway, lounge, sitting room, kitchen, cloaks/wc, basement kitchen, two first floor bedrooms and house bathroom. To the second floor there are two further converted attic bedrooms.

To the outside there yards to both front rear.



### Entrance Hall

With radiator.

### Lounge

13'4" x 10'5" (4.06m x 3.18m)

With living flame gas fire, radiator and double glazed window.

### Sitting Room

21' x 14'2" (6.40m x 4.32m)

With radiator and double glazed window.

### Cloaks/WC

With low suite wc and wash basin.

### Kitchen

12'4" x 10'11" (3.76m x 3.33m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, granite work surfaces, oven, hob and cooker hood, integrated microwave, plumbing for auto washer, double glazed window.

### Basement Kitchen Area

14'1" x 12'10" (4.29m x 3.91m)

With fitted wall and base units incorporating sink unit, radiator and double glazed window.

### First Floor

#### Bathroom

Four piece suite comprising panelled bath, shower cubicle, low suite wc, pedestal wash basin, towel radiator, double glazed window.

#### Bedroom Two

10'8" x 8'5" (3.25m x 2.57m)

With radiator and double glazed window.

#### Bedroom One

13'5" x 13'10" (4.09m x 4.22m)

With radiator and double glazed window.

### Second Floor

#### Attic Bedroom Three

14'3" x 12'4" (4.34m x 3.76m)

With radiator and double glazed window.

#### Attic Bedroom Four

With radiator and double glazed window.

### Exterior

To the outside there are small yards to both front and rear.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout take the 2nd exit onto Thornton Rd/B6145, at the roundabout take the 2nd exit and stay on Thornton Rd/B6145, turn left onto Whetley Ln/A6177, left onto Fairbank Rd and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

B



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. 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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(15-38) <b>F</b>			(15-38) <b>F</b>		
(1-14) <b>G</b>			(1-14) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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