



## St. Wilfrids Crescent, Lidget Green

Offers In The Region Of £260,000

- \* EXTENDED SEMI DETACHED \* FIVE BEDROOMS \* TWO SHOWER ROOMS \*
- \* CLOSE TO AMENITIES \* IDEAL FOR GROWING FAMILY \* GARDEN \* PARKING \*

Extended FIVE bedroom family sized semi detached property!!

Situated in the much sought after location of BD7 which is ideally located for amenities, shops, schools and Quora Retail Park.

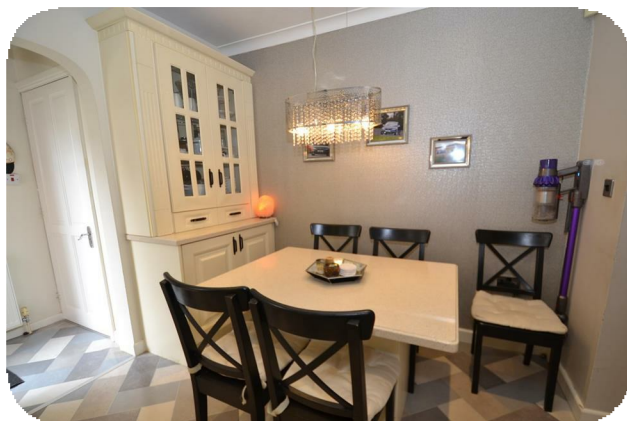
The property would make an excellent purchase for a growing family and offers well presented accommodation throughout.

Benefits from a modern fitted kitchen, 24' lounge and two shower rooms.

To the outside there is a low maintenance garden to the rear with a driveway providing off-road parking leading to a part garage (used for storage only).







### Entrance Porch

### Entrance Vestibule

### Lounge

24'1" x 16'3" (7.34m x 4.95m)

With living flame gas fire in marble fireplace surround, radiator, double glazed bay window.

### Family Living Kitchen

23'2" x 17'9" (7.06m x 5.41m)

Modern fitted kitchen having a range of wall and base units incorporating Corian work tops and splashback, sink unit, range style cooker, extractor hood, spotlights, two double glazed windows, three radiators.

### Utility / Storage Garage

Plumbed for auto washer and vented for dryer.

### Shower Room

Three piece suite comprising shower cubicle, vanity sink unit, low suite wc, tiled walls, radiator and double glazed window.

### First Floor

With radiator and access to the loft.

### Bedroom One

21' x 12' max (6.40m x 3.66m max)

Modern fitted wardrobe & dressing table, two radiators, double glazed window.

### Bedroom Four

14'1" x 7'8" (4.29m x 2.34m)

Modern fitted wardrobe and dressing table, radiator and double glazed window.

### Bedroom Two

10'11" x 10'5" (3.33m x 3.18m)

With useful storage cupboard, radiator and double glazed window.

### Bedroom Three

14'9" x 6'8" (4.50m x 2.03m)

With radiator and double glazed window.

### Shower Room

Modern three piece suite comprising walk-in shower cubicle, wash basin, low suite wc, radiator, double glazed window.





### Bedroom Five

5'10" x 8' (1.78m x 2.44m)

With radiator and double glazed window.

### WC

Modern two piece suite comprising low suite wc, pedestal wash basin, radiator and extractor fan.

### Exterior

There is a low maintenance garden to the rear with driveway providing off-road parking and a small storage garage.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.8 miles, turn left onto Hollingwood Ln, right onto Clayton Rd, right onto Spencer Rd, left onto St Wilfrid's Cres and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

B





# St. Wilfrids Crescent, BD7

Approximate Gross Internal Area = 148.8 sq m / 1602 sq ft  
(Including Garage)

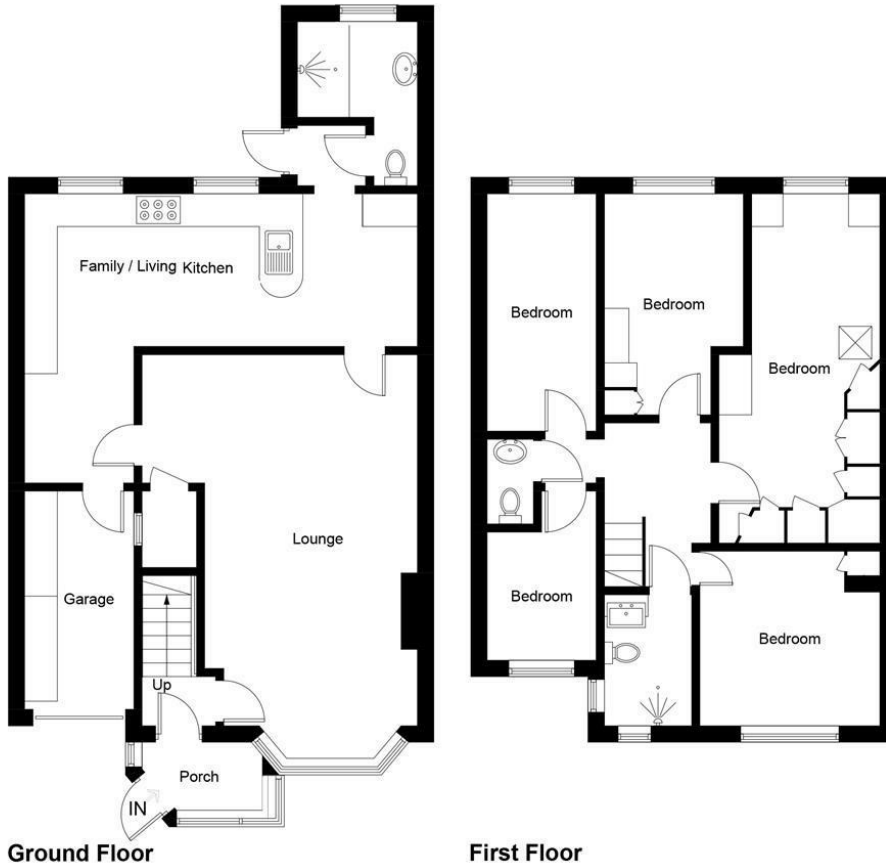
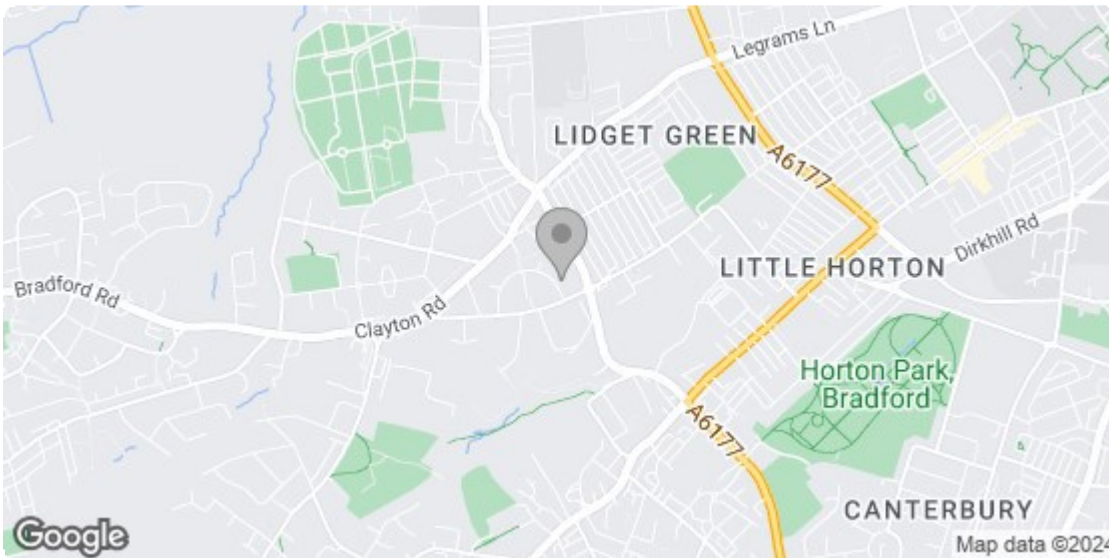


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1071133)



Energy Efficiency 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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		72	82

**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.

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