



Farriers Croft, Kings Road

Offers Over £189,995

**** MODERN DETACHED ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** MODERN BATHROOM ****
*** LANDSCAPED GARDENS * OPEN VIEWS * VERY WELL PRESENTED * GARAGE & PARKING ***

Very well presented modern detached in a delightful cul-de-sac setting.

Open views across Bradford City.

The very well presented accommodation benefits from gas central heating, upvc double glazing, alarm system and briefly comprises reception hall, cloakroom, lounge, dining room, fitted kitchen, three first floor bedrooms and a modern white house bathroom.

To the outside there are landscaped gardens, driveway and garage.

Viewing is highly recommended.





Occupying a delightful cul-de-sac setting with open views across Bradford City, is this very well presented modern detached.

Benefits from gas central heating, upvc double glazing and alarm system.

Reception hall, cloakroom, lounge, dining room, fitted kitchen, three first floor bedrooms and a modern white house bathroom.

To the outside there are landscaped gardens, driveway and garage.

Viewing is highly recommended.

Reception Hall

With radiator and store cupboard.

Cloakroom

With low suite wc, hand basin, tiled walls and radiator.

Lounge

13'6" x 11'6" (4.11m x 3.51m)

With laminated wood floor and radiator.

Kitchen

9'8" x 7'9" (2.95m x 2.36m)

With wall and base units incorporating laminated sink unit, electric oven and hob, plumbing for auto washer, part tiled walls and radiator.

Dining Room

9'11" x 9'3" (3.02m x 2.82m)

With radiator, laminated wood floor, upvc patio doors to rear garden.

First Floor Landing

With store cupboard.

Bedroom One

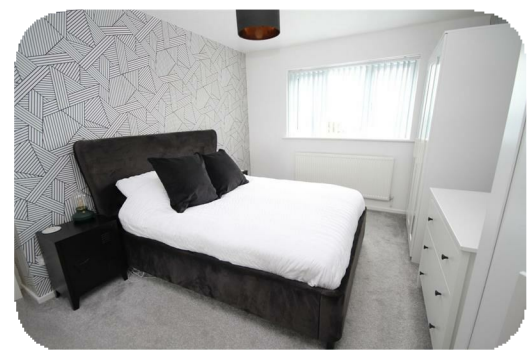
12'9" x 10' (3.89m x 3.05m)

With radiator and built in wardrobes.

Bedroom Two

10'7" x 8'6" (3.23m x 2.59m)

With built in wardrobes and radiator.





Bedroom Three

9'9" x 7'3" (2.97m x 2.21m)

With radiator.

Bathroom

Modern three piece suite, heated towel rail.

Exterior

To the outside there are landscaped gardens to both front and rear, together with a driveway to the side leading to a detached 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 take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout an upon reaching the Five Lane Ends roundabout take the third exit onto Swain House Road, continue onto Kings Road, take the left onto Farriers Croft and the property will shortly be seen displayed via our For Sale board.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 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		
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.

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