



Drovers Way, Kings Park, Offers Over £300,000

**** EXTENDED DETACHED ** FOUR BEDROOMS ** DOUBLE GARAGE ** POPULAR CUL-DE-SAC LOCATION **
** TWO BATH/SHOWER ROOMS ** LARGE OPEN PLAN KITCHEN/DINER/SITTING ROOM ** AMPLE PARKING ****

Fantastic opportunity for a growing family to purchase this very well presented four bedroom extended detached house.

The property benefits from gas central heating, upvc double glazing and alarm system.

The extended accommodation briefly comprises reception hall, cloakroom, lounge, open planning living dining kitchen with French doors leading to the rear garden. On the first floor there are four bedrooms (master having en-suite shower room) plus a lovely modern house bathroom.

To the outside there is a large driveway providing ample parking leading to a double garage, together with an enclosed patio garden to the side and rear.



Reception Hall

Storage cupboard and radiator.

Cloakroom

Low flush wc, pedestal wash basin and radiator.

Lounge

16'3" x 13'1" (4.95m" x 3.99m")

Stainless steel pebble effect gas fire with modern feature fireplace surround, bay window and radiator.

Open Plan Kitchen / Diner / Sitting Room

21'6" max x 21'2" max (6.55m" max x 6.45m" max)

L-shaped open plan fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, granite work tops, integrated fridge freezer, oven, hob, microwave & dishwasher.

First Floor Landing

Bedroom One

11'10" x 12'2" (3.61m" x 3.71m")

Fitted wardrobe with draws and radiator.

En Suite Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, low flush wc, tiled walls and heated towel rail.

Bedroom Two

9'7" x 8'1" (2.92m" x 2.46m")

Modern fitted wardrobes and radiator.

Bedroom Three

9'6" x 6'10" (2.90m" x 2.08m")

Modern fitted wardrobes and radiator.

Bedroom Four

6'8" x 8'11" (2.03m" x 2.72m")

Fitted wardrobes and radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin, tiled walls and heated towel rail.

Loft

Part boarded - access via pull down ladder.

Exterior

Outside there is a driveway to the front providing ample off road parking, along with a detached double garage and enclosed patio garden to side and rear.

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 and upon reaching the Five Lane Ends roundabout take the third exit onto Swain House Road, continue onto Kings Road, turn right onto Poplars Park Rd, go through the roundabout, after 0.3 miles turn left onto Long Meadows, right onto Drovers Way.

Council Tax Band

E

Tenure

FREEHOLD.



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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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