



**Paddock Lane, Fagley,  
Reduced To £228,500**

\* MODERN SEMI \* THREE BEDROOMS \* MODERN DEVELOPMENT \*

\* CLOSE TO AMENITIES \* CLOAKROOM/WC FACILITIES \* REAR GARDEN \* PARKING FOR TWO CARS \*

Situated on this modern development in a cul-de-sac location, is this three bedroom semi detached house. Offering well presented accommodation ideal for the young family, the property benefits from gas central heating, upvc double glazing and briefly comprises entrance, cloakroom/wc, lounge, modern fitted dining kitchen, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there is off-road parking for two cars at the front, together with an enclosed garden to the rear with artificial lawn and a patio area.



### Entrance

With radiator.

### Cloakroom/WC

With low suite wc and wash basin.

### Lounge

14'1" x 12' (4.29m x 3.66m)

With radiator and store cupboard.

### Dining Kitchen

15' x 9'2" (4.57m x 2.79m)

Modern grey fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, integrated fridge freezer, oven, hob, dishwasher, auto washer, radiator and upvc French doors to rear garden.

### First Floor Landing

### Bedroom One

12' x 8'2" (3.66m x 2.49m)

With radiator.

### Bedroom Two

11'2" x 8' (3.40m x 2.44m)

With radiator.

### Bedroom Three

9'1" x 6'7" (2.77m x 2.01m)

With radiator.

### Bathroom

Three piece modern white suite, part tiled walls and radiator.

### Exterior

To the outside there is off-road parking to the front of the property and an enclosed garden to the rear with artificial lawn and patio.

### Directions

From our office in Idle village take the right at the roundabout onto New Street, continue onto Apperley Road, take the right onto Leeds Road, at the Greengates junction turn right onto Harrogate Rd/A658, turn left onto Fagley Ln, turn left onto Billets Ave, left onto Paddock Ln and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

C



**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
84	96		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (13-38) F (1-12) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (13-38) F (1-12) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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