



## Plantation Drive, Heaton

**£299,950**

\* CALL SUGDENS TO BE THE FIRST TO VIEW \*

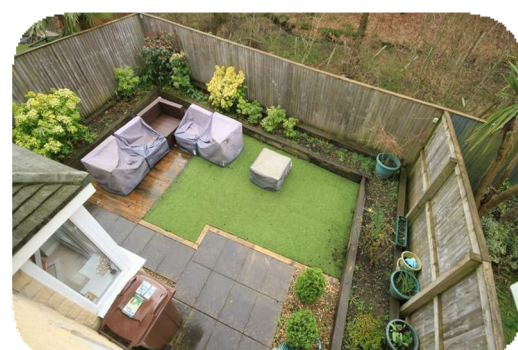
\* MODERN DETACHED \* FOUR BEDROOMS \* TWO RECEPTION ROOMS \* INTEGRATED GARAGE \*

\* TWO BATH/SHOWER ROOMS \* MODERN KITCHEN \* ADJOINING WOODLAND \*

Occupying a delightful cul-de-sac location and offering fantastic 'ready to move into' family sized accommodation, is this delightful four bedroom detached house.

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

To the outside there is a double drive leading to an integral garage, together with an enclosed landscaped garden to the rear overlooking woodland.







### Reception Hall

With radiator and access to integral garage.

### Cloakroom/WC

With low suite wc, hand basin, radiator.

### Lounge

11'9" x 15'7" (3.58m x 4.75m)

With radiator and upvc French doors to rear garden.

### Breakfast Kitchen

13' x 9'4" (3.96m x 2.84m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge, freezer and dishwasher, radiator.

### Dining Room

11'7" x 8'3" (3.53m x 2.51m)

With radiator.

### First Floor Landing

With radiator.

### Bedroom One

12'7" x 11'11" (3.84m x 3.63m)

With modern fitted wardrobes, radiator. En-Suite shower room;

### En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, wash basin, radiator.

### Bedroom Two

10'4" x 9'10" (3.15m x 3.00m)

With radiator.

### Bedroom Three

10'9" x 7'8" (3.28m x 2.34m)

With radiator.

### Bedroom Four

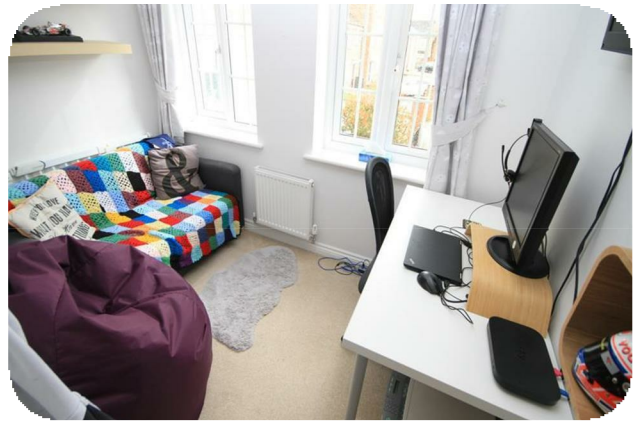
9'2" x 6'2" (2.79m x 1.88m)

With radiator.

### Bathroom

Three piece white suite, part tiled walls and radiator.





### Exterior

To the outside there is a driveway to the front leading to an integral garage, together with an enclosed garden to the rear.

### Directions

From our office in Idle village proceed up the High Street, take the right onto Town Lane, take the left at Thackley Corner onto Leeds Road/A657, continue to follow A657 for 2.7 miles, take the slight left onto Moorhead Ln, continue onto High Bank Ln, left onto Cottingley Cliffe Rd/B6269, turn right onto Thorn Ln, right onto Redbrook Way, right onto Plantation Dr and the property will shortly be seen displayed via our For Sale board.

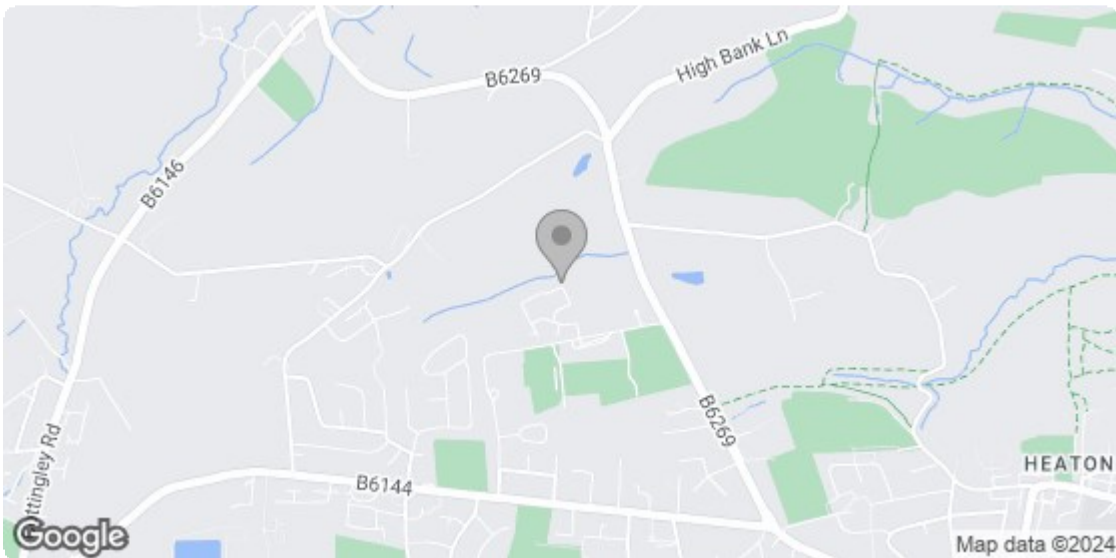
### TENURE

FREEHOLD

### Council Tax Band

E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(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			

**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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