



Fourlands Grove, Idle,

£235,000

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * NO ONWARD CHAIN *
* CUL-DE-SAC * POPULAR LOCATION * GARDENS * DRIVE * GARAGE *

This deceptively spacious three bedroom property would make an ideal purchase for a number of buyers. Tucked away in the corner on this small and quiet cul-de-sac location, the property offers potential to extend (STPP).

Situated within walking distance of Idle Village which boasts amenities, shops, and a choice of first and secondary schools.

To the outside there are generous gardens with a driveway leading to a detached garage.



Reception Hall

With radiator.

Lounge

14'5" x 10'9" (4.39m x 3.28m)

With ornamental feature fireplace, radiator.

Kitchen

12'10" x 8'8" (3.91m x 2.64m)

With modern wall and base units incorporating stainless steel sink unit, electric oven and hob, part tiled walls.

Dining Room

10'9" x 9'1" (3.28m x 2.77m)

With radiator.

First Floor Landing

Bedroom One

12'3" x 10'8" (3.73m x 3.25m)

With radiator.

Bedroom Two

11'5" x 10'9" (3.48m x 3.28m)

With radiator.

Bedrooms Three

9'2" x 8'3" (2.79m x 2.51m)

With radiator.

Bathroom

Two piece suite comprising bath and wash basin.

Separate WC

With low suite wc.

Exterior

To the outside there are generous gardens with a driveway leading to a detached garage.

Directions

From our office in Idle village take the right onto New Street, continue onto Apperley Road and turn right onto Furlands Grove.

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 ₂) Rating					
	Current	Potential		Current	Potential			
Very energy efficient - lower running costs								
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions					
(81-91) B			(91-91) A					
(69-80) C			(81-90) B					
(55-68) D			(69-80) C					
(39-54) E			(55-68) D					
(13-38) F			(39-54) E					
(1-12) G			(21-38) F					
Not energy efficient - higher running costs								
Not environmentally friendly - higher CO ₂ emissions								
England & Wales			England & Wales					
EU Directive 2002/91/EC			EU Directive 2002/91/EC					

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