



Quarry Bank Road, Fagley

Reduced To £250,000

* MODERN SEMI DETACHED * CORNER PLOT * LANDSCAPED GARDENS *
* WELL PRESENTED * EN-SUITE SHOWER ROOM * 8YRS REMAINING ON NHBC *

A fantastic opportunity for a growing family to purchase this delightful modern semi detached house.

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

The 'ready to move into' accommodation briefly comprises entrance hall, lounge, dining kitchen, cloakroom/wc, three first floor bedrooms - master bedroom having en-suite shower room, plus a modern house bathroom.

To the outside there are enclosed landscaped gardens and parking.





Reception Hall

Cloakroom/WC

With low suite wc, wash basin and radiator.

Lounge

15'2" x 13'6" (4.62m x 4.11m)

With store cupboard, bay window and radiator.

Dining Kitchen

14'7" x 10'4" (4.45m x 3.15m)

Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, radiator, upvc French doors to rear garden.

First Floor Landing

With radiator.

Bedroom One

13'5" narrowing to 10'5" x 9'2" (4.09m narrowing to 3.18m x 2.79m)

With store cupboard and radiator. En-Suite shower room;

En Suite Shower Room

Three piece modern white suite.

Bedroom Two

11'6" x 8'1" (3.51m x 2.46m)

With radiator.

Bedroom Three

8'4" x 6'4" (2.54m x 1.93m)

With radiator.

Bathroom

Three piece modern white suite, part tiled walls and heated towel rail.

Exterior

To the outside there are enclosed landscaped gardens and parking.





Directions

From our office in Idle village proceed through The Green and onto Albion Road, take the left to stay on Albion Road, take the right onto Old Park Road, turn right onto Orchard Grove, turn right onto Harrogate Rd/A658, go through the roundabout, turn left onto Moorside Rd, turn left onto Carrier Ln, turn left onto Mill Rd, turn left onto Quarry Bank Rd and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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 ₂) 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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