



Fourlands Road, Idle,

Offers In Excess Of £150,000

* STONE TERRACE * THREE BEDROOMS * TWO RECEPTION ROOMS * NO ONWARD CHAIN *
* MODERNISATION REQUIRED * POPULAR LOCATION * GARDENS *

Available with no onward chain, is this spacious three bedroom stone built through terrace.

Benefits from upvc double glazing.

The accommodation briefly comprises reception hall, lounge, dining/sitting room, kitchen, two first floor bedrooms and house bathroom, together with a third overall attic bedroom to the second floor.

To the outside there are gardens to both front and rear.



Entrance Hall

With storage heater.

Lounge

12'5" x 11'7" (3.78m x 3.53m)

With storage heater and double glazed window.

Dining Room

12'6" x 10'5" (3.81m x 3.18m)

With storage heater, double glazed window, useful storage cupboard.

Kitchen

8'3" x 6'7" (2.51m x 2.01m)

With fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer, double glazed window.

First Floor

Bedroom One

15'3" x 12'8" (4.65m x 3.86m)

With double glazed window.

Bedroom Two

12'3" x 9'5" (3.73m x 2.87m)

With double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin and double glazed window.

Second Floor

Attic Bedroom Three

15'4" x 16' (4.67m x 4.88m)

With double glazed window.

Exterior

To the outside there are gardens to both front and rear.

Directions

From our office in Idle village take the right at the roundabout onto New Street, continue onto Apperley Rd, turn right onto Leeds Rd/A657, right onto Fourlands Rd and the property will be seen displayed via our For Sale board.

TENURE

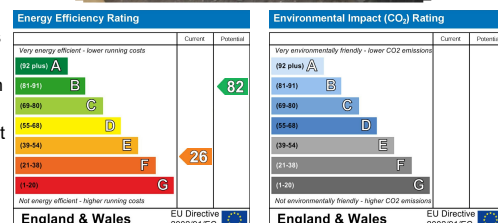
FREEHOLD

Council Tax Band

B



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.



8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

