



Poplars Park Avenue, Poplars Park,

£286,995

- * MODERN DETACHED * THREE BEDROOMS * NO ONWARD CHAIN * REAR VIEWS *
- * LANDSCAPED GARDEN * CUL-DE-SAC SETTING * MODERN KITCHEN & BATHROOM *
- * AMPLE PARKING * MEDIA WALLS IN MOST ROOMS * EN-SUITE * CLOSE TO SCHOOLS *

Offering 'ready to move into' accommodation on this newly built development, is this delightful three bedroom detached house.

Benefits from gas central heating, upvc double glazing and NHBC guarantee remaining.

The family sized accommodation briefly comprises reception hall, cloakroom/wc, lounge, modern fitted kitchen with integrated appliances, three first floor bedrooms - master bedroom having en-suite shower room, plus a modern house bathroom with white suite. To the outside there is ample parking, together with a stunning enclosed landscaped garden with extensive patio and artificially grassed area.

Viewing is highly recommended.



Reception Hall

With radiator.

Cloakroom/WC

With low suite wc, hand basin, radiator.

Lounge

14'5" x 11'6" (4.39m x 3.51m)

With bay window, media wall incorporating log effect electric fire and ambient lighting.

Breakfast Kitchen

14'4" x 10'2" (4.37m x 3.10m)

Modern navy blue fitted kitchen having a range of wall and base units incorporating black laminated sink unit, integrated oven, hob, microwave, fridge, freezer, dishwasher, quartz work surfaces, breakfast bar, French doors to rear garden.

First Floor Landing

Bedroom One

10'3" x 9' (3.12m x 2.74m)

With fitted wardrobes and radiator. En Suite Shower Room;

En Suite Shower Room

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

Bedroom Two

11'4" x 8' (3.45m x 2.44m)

With radiator.

Bedroom Three

8'3" x 6' (2.51m x 1.83m)

With radiator.

Bathroom

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

Exterior

To the outside there is parking to the front, garden area to the front and side, together with an enclosed landscaped garden to the rear with patio, artificial grass and garden shed.

Directions

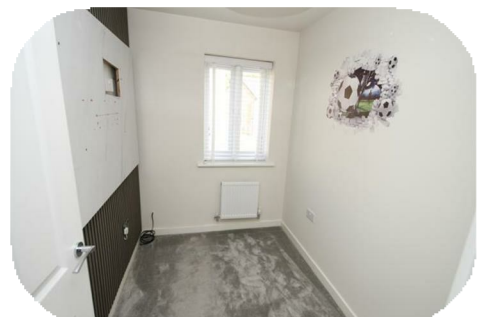
From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the third exit onto Swain House Rd, continue straight onto King's Rd, turn right onto Poplars Park Rd, go through the roundabout, turn left onto Poplars Park Ave and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD.

Council Tax Band

D



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		95	(92 plus) A		
(81-91) B		83	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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

