



Fourlands Road, Idle,

£199,950

- * STONE TERRACE * THREE GOOD SIZED BEDROOMS * FAMILY SIZED * GARDEN *
- * MODERN KITCHEN & BATHROOM * PARKING * CLOSE TO IDLE VILLAGE *
- * SHORT DRIVE TO APPERLEY BRIDGE TRAIN STATION *

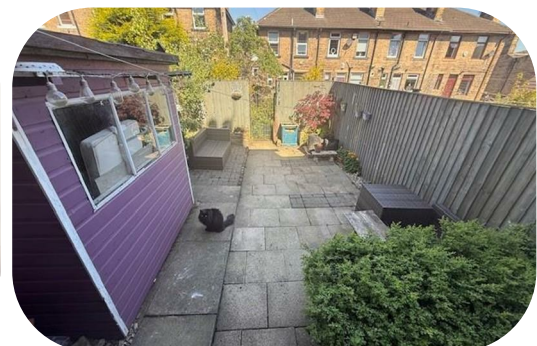
Providing 'ready to move into' accommodation, is this delightful three bedroom stone built through terrace.

Benefits from gas central heating and upvc double glazing.

Situated a short walk to the canal, river and woodland, yet close to shops, supermarket and public transport.

The accommodation is set over three floors and briefly comprises entrance hall, lounge, modern cream fitted kitchen, useful basement cellar, two first floor bedrooms and a modern fitted house shower room, plus an overall attic bedroom to the second floor.

To the outside there are gardens and parking.



Entrance

With radiator.

Lounge

13'10" x 10'7" (4.22m x 3.23m)

With electric fire set in chimney breast, radiator.

Kitchen

10'2" x 11'1" (3.10m x 3.38m)

Modern cream fitted kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel oven and hob, radiator.

Cellar

First Floor Landing

Bedroom One

14'4" x 11'2" (4.37m x 3.40m)

With store cupboard and radiator.

Shower Room

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

Bedroom Two

13'3" x 8'5" (4.04m x 2.57m)

With radiator. En-Suite WC with low suite wc and wash basin.

Second Floor

Bedroom Three

14'5" x 17'2" (4.39m x 5.23m)

Exterior

To the outside there is parking to the front and an enclosed garden to the rear.

Directions

From our office in Idle village take the right onto New St, continue onto Apperley Rd, turn right onto Leeds Rd/A657, turn right onto Fourlands Rd and the property will shortly 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.

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
(92-100) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(35-49) D		
(39-54) E			(20-34) E		
(21-38) F			(11-19) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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