



Curzon Road, Barkerend

£259,950

* FORMERLY TWO TERRACED HOUSES * FIVE BEDROOMS * THREE RECEPTION ROOMS *
* TWO BATH/SHOWER ROOMS * NO CHAIN * PRAYER ROOM * LARGE FAMILY HOME *

A unique opportunity for the growing or extended family to purchase this delightful five bedroom through terrace.

Converted and modernised by the present owner to provide one very large house.

Available with no onward chain and benefits from gas central heating, upvc double glazing, CCTV and alarm.

The accommodation is over three floors and briefly comprises entrance, lounge, living/dining kitchen, cloakroom/wc, sitting room, three first floor bedrooms, two bath/shower rooms, two further attic bedrooms plus a prayer room.

To the outside there are hardstanding patio gardens.





Entrance

Lounge

13'2" x 15'2" (4.01m x 4.62m)

With a coal effect electric fire in fireplace surround, radiator.

Living/Dining Kitchen

26'5" x 19'4" (8.05m x 5.89m)

Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, five ring cooking range, three radiators.

Sitting Room

13' x 14'6" (3.96m x 4.42m)

With a coal effect gas fire in modern fireplace surround, radiator.

Cloakroom/WC

With low suite wc, hand basin, tiled walls.

First Floor Landing

With radiator.

Bedroom One

13'6" x 7'10" (4.11m x 2.39m)

With built in wardrobes and radiator.

Attic Bedroom Two

13'3" x 14'3" (4.04m x 4.34m)

With built in wardrobes and radiator.

Bathroom

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

Bedroom Three

7'8" x 11'1" (2.34m x 3.38m)

With radiator and access to number 110 Curzon Road.

Shower Room

Three piece suite comprising shower cubicle, low suite wc, hand basin, heated towel rail.

Bedroom Four

11' x 12'10" (3.35m x 3.91m)

With built in wardrobes and radiator.





Attic Bedroom Five

13'9" x 13'2" (4.19m x 4.01m)

With radiator.

Prayer Room

5' x 7'7" (1.52m x 2.31m)

No window. With radiator.

Exterior

To the outside there is a hardstanding garden to the front and an enclosed yard to the rear with outbuilding.

Directions

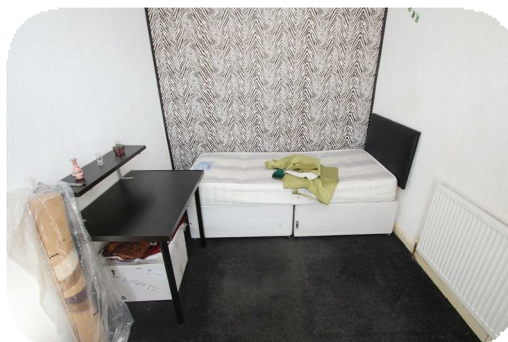
From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, continue straight to stay on Bolton Rd, take the slight left onto Wapping Rd, Wapping Rd turns left and becomes N Wing, turn left onto Otley Rd, turn right onto New Otley Rd/A658, at the roundabout take the 1st exit onto Barkerend Rd/B6381, turn right onto Gilpin St, Gilpin St turns slightly left and becomes Harewood St, turn left onto Curzon Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B

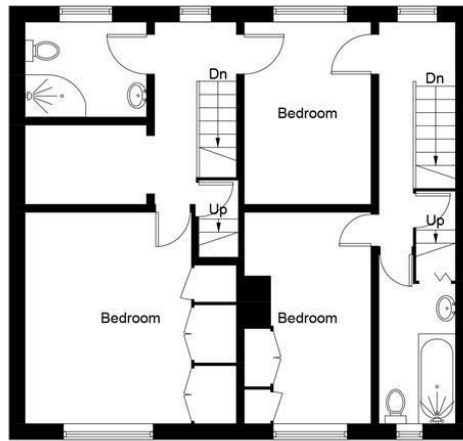


Curzon Road, BD3

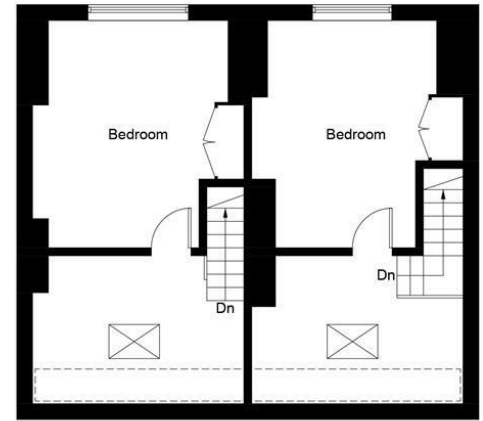
Approximate Gross Internal Area = 210.7 sq m / 2268 sq ft



Ground Floor

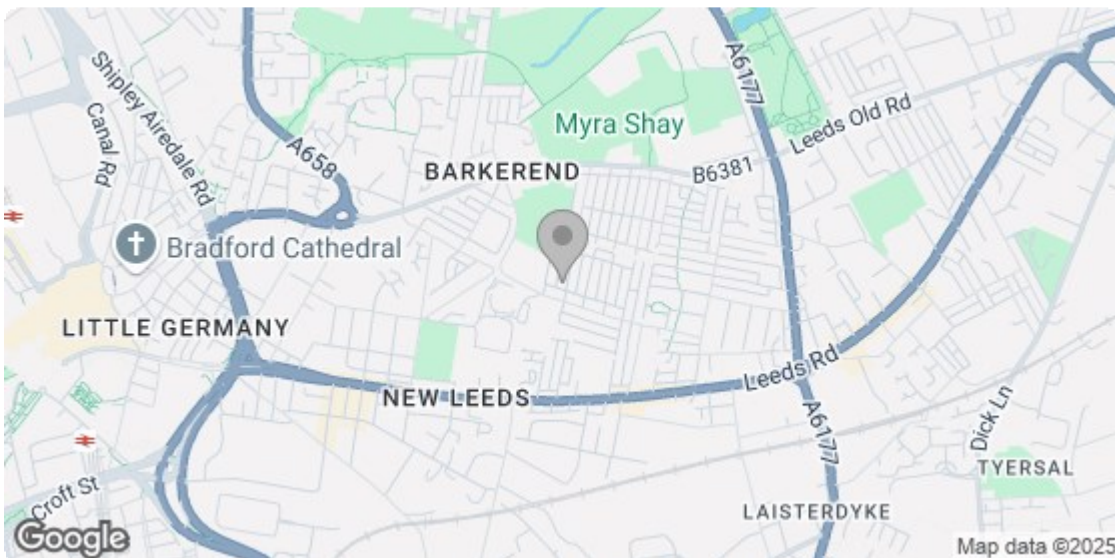


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1200518)



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