



Intake Road, Fagley,

£160,000

- * STONE BUILT THROUGH TERRACE * FOUR BEDROOMS * TWO RECEPTION ROOMS *
- * THREE FLOORS * CONSERVATORY * CLOSE TO SHOPS, AMENITIES & PUBLIC TRANSPORT *

Available with no onward chain, is this substantial four bedroom terrace house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, lounge, sitting room, light oak effect fitted kitchen, conservatory, basement cellars, two first floor bedrooms and house bathroom with white suite, together with two further bedrooms to the second floor.

To the outside there are gardens front and rear.



Entrance Porch

Lounge

14'2" x 13'3" (4.32m x 4.04m)

With bay window and radiator.

Sitting Room

13'10" x 13'1" (4.22m x 3.99m)

With radiator.

Kitchen

13' x 5'10" (3.96m x 1.78m)

Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob.

Conservatory

12' x 5'9" (3.66m x 1.75m)

Cellars

First Floor

Bedroom One

12'3" x 11'5" (3.73m x 3.48m)

With radiator.

Bedroom Two

10'9" x 8'6" (3.28m x 2.59m)

With radiator.

Bathroom

Three piece white suite, part tiled walls.

Second Floor Landing

Bedroom Three

12'3" x 7'2" (3.73m x 2.18m)

With velux skylight and radiator.

Bedroom Four

13'8" x 9' (4.17m x 2.74m)

With velux skylight and radiator.

Exterior

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

Directions

From our office in Idle village take the left at the roundabout onto Idlecroft Road, at the end take the right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, turn left onto Bolton Rd/A6176, turn right onto Leeds Rd, turn right onto Harrogate Rd/A658, turn left onto Leeds Rd, take the sharp right onto Intake 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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