



**Fetlock Drive, Fagley,
Reduced To £270,000**

*** CALL SUGDENS TO BE THE FIRST TO VIEW ***

* MODERN DETACHED * THREE BEDROOMS * TWO MODERN BATH/SHOWER ROOMS *
* MODERN KITCHEN * GARDEN * DRIVE * GARAGE *

Built approximately four years ago is this very well presented modern three bedroom detached house.

Well presented throughout and benefits from gas central heating and double glazing.

The family accommodation briefly comprises entrance vestibule, lounge, modern dining kitchen and utility, cloakroom/wc, three first floor bedrooms - master bedroom having en-suite shower room, together with a modern three piece house bathroom.

To the outside there is off-road parking to the front leading to integral garage, together with a lawned garden to the rear.



Entrance Vestibule

With radiator.

Lounge

13'9" x 10'1" (4.19m x 3.07m)

With radiator, double glazed window and understairs storage.

Dining Kitchen

16'6" x 8'4" (5.03m x 2.54m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, integrated dishwasher, oven, hob, extractor hood, tiled splashback, double glazed window. Dining area has a radiator and French doors to rear.

Utility

5'5" x 4'9" (1.65m x 1.45m)

Modern fitted wall and base units incorporating plumbing for auto washer, radiator and double glazed window.

Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

First Floor

Bedroom One

14'1" x 9' (4.29m x 2.74m)

With radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom Two

10'5" x 8'8" (3.18m x 2.64m)

With radiator and double glazed window.

Bedroom Three

11'9" x 10'1" (3.58m x 3.07m)

With radiator and double glazed window.

Bathroom

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

Exterior

To the outside there is a driveway to the front leading to an integral garage, together with a lawned 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, right onto Harrogate Rd, turn left onto Kimberwicke Walk, left onto Fetlock Dr, turn right to stay on Fetlock Dr and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

D / Bradford



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	(92 plus) A	 83 → 94	Very environmentally friendly - lower CO ₂ emissions	(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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