



Fernbank Road, Undercliffe,

£180,000

*** THROUGH TERRACE * FOUR BEDROOMS * THREE STOREY * FAMILY SIZED *
* PARKING * SPACIOUS ACCOMMODATION ***

Offering fantastic family sized accommodation, is this delightful four bedroom through terrace. Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, upvc double glazing and briefly comprises reception hall, lounge, light oak effect fitted dining kitchen, basement cellar, two first floor bedrooms and house bathroom. To the second floor there are two further bedrooms and a cloakroom/wc.

To the outside there is driveway parking and a rear yard.



Reception Hall

With radiator.

Lounge

14'8" x 11'3" (4.47m x 3.43m)

With gas fire in feature fireplace surround, laminated wood floor, radiator.

Dining Kitchen

15'7" x 11'6" (4.75m x 3.51m)

Fitted kitchen having a range of light oak effect wall and base units incorporating stainless steel sink unit, stainless steel range style cooker, plumbing for auto washer, radiator.

Cellar

First Floor Landing

Bedroom One

15'7" x 9'4" (4.75m x 2.84m)

With radiator.

Bedroom Two

9'4" x 14'9" (2.84m x 4.50m)

With radiator.

Bathroom

Three piece suite, tiled walls, radiator.

Second Floor Landing

Bedroom Three

10'4" x 11'9" (3.15m x 3.58m)

With radiator.

Bedroom Four

8'8" x 14'6" (2.64m x 4.42m)

With radiator.

Cloakroom/WC

With low suite wc, wash basin, heated towel rail.

Exterior

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

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 onto Undercliffe Old Rd, left onto Fernbank Rd.

TENURE

FREEHOLD

Council tax Band

A / 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			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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