



## Fourlands Crescent, Idle, Reduced To £230,000

\* EXTENDED SEMI DETACHED \* THREE BEDROOMS \* FABULOUS FITTED KITCHEN \*  
\* CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS \* MODERN BATHROOM \*  
\* GARDENS \* PARKING \* POPULAR LOCATION \*

Offering extended family sized accommodation and beautifully presented throughout, is this three bedroom semi detached property. Having a fabulous mahogany effect fitted dining kitchen - ideal for entertaining and benefits from the modern home comforts of gas central heating and upvc double glazing.

The accommodation briefly comprises entrance hall, lounge, living/dining kitchen, three first floor bedrooms and a modern house bathroom with white suite. To the outside there are well stocked lawned and bedded gardens to both front and rear, together with a block paved drive providing off-road parking. Internal viewing is highly recommended.



## Entrance Hall

With radiator and laminated wood floor.

## Lounge

15'9" x 11'8" (4.80m x 3.56m)

With a coal effect electric fire in modern fireplace surround with black granite inset & hearth, radiator.

## Dining Kitchen

16'1" x 15'1" (4.90m x 4.60m)

Modern fitted kitchen having a range of black & mahogany wall and base units incorporating large walk-in larder cupboard, stainless steel sink unit, plumbing for auto washer, plumbing for dishwasher, two radiators, part tiled walls and laminated wood floor.

## First Floor Landing

### Bedroom One

14'9" x 9'9" (4.50m x 2.97m)

With radiator.

### Bedroom Two

11'7" x 8'11" (3.53m x 2.72m)

With radiator.

### Bedroom Three

7'7" x 6' (2.31m x 1.83m)

With bulk head storage cupboard and radiator.

## Bathroom

Modern white suite comprising bath, vanity sink unit, low suite wc, part tiled walls and chrome heated towel rail.

## Exterior

To the outside there is a garden to the front, block paved drive to the side providing off-road parking with two sheds, together with an enclosed well stocked landscaped garden to the rear with pond, patio, lawn and hut.

## Directions

From our office in Idle village turn right onto New St, continue onto Apperley Rd, left onto Fourlands Dr, left onto Fourlands Cres and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

C / 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
82	67		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)