



Quarry Bank Road, Fagley,

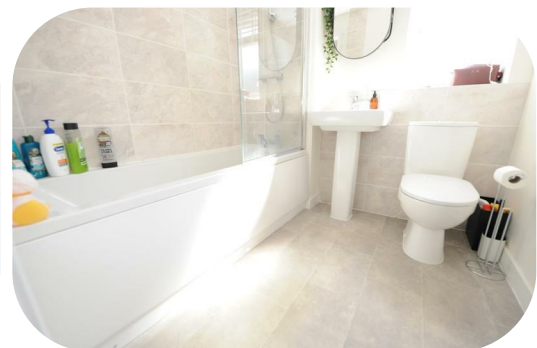
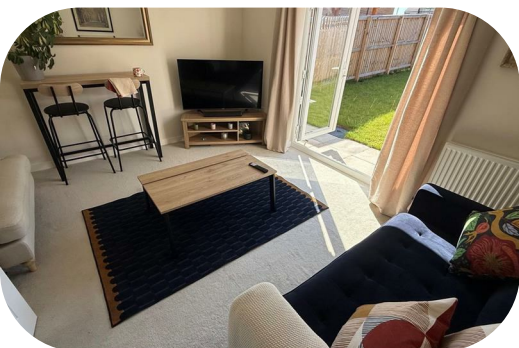
£210,000

*** MODERN SEMI DETACHED * TWO BEDROOMS * VERY WELL PRESENTED *
* MODERN KITCHEN & BATHROOM * GARDENS * PARKING * GREAT STARTER HOME ***

Available with no onward chain, is this delightful two bedroom modern semi detached house. Providing 'ready to move into' accommodation benefiting from gas central heating, upvc double glazing and briefly comprising reception hall, lounge, modern grey fitted kitchen, cloakroom/wc, two first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens and parking.

Viewing is highly recommended.



Reception Hall

Cloakroom/WC

With a low suite wc, wash basin and radiator.

Lounge

13'1" x 12'3" (3.99m x 3.73m)

With radiator and upvc French doors to rear garden.

Kitchen

14'5" max x 9'9" (4.39m max x 2.97m)

Modern fitted kitchen having a range of grey wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge, freezer, auto washer, dishwasher and radiator.

First Floor Landing

Bedroom One

12'3" x 8'8" (3.73m x 2.64m)

With fitted wardrobes and radiator.

Bedroom Two

13'1" narrowing to 9'9" x 8'5" (3.99m narrowing to 2.97m x 2.57m)

With store cupboard and radiator.

Bathroom

Three piece modern white suite, heated towel rail, part tiled walls.

Exterior

To the outside there is parking for two cars to the front and an enclosed lawned and patio garden 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, left onto Bolton Rd, turn right onto Moorside Rd, left onto Carrier Ln, left onto Mill Rd, right onto Quarry Bank Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		97	(92 plus) A		
(81-91) B		83	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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