



**28 Fourlands Drive**

Idle, BD10 9SJ

**£200,000 Freehold**







Offered for sale with no onward chain, 28 Fourlands Drive is a brick-built three-bedroom detached family home providing spacious accommodation over two floors and situated within a well-regarded residential location, convenient for local amenities and commuter links. Whilst the property does require some internal refurbishment, it enjoys gas central heating and double glazing throughout

### Location

The property sits on a good sized plot on Fourlands Drive, backing onto the A657 / Leeds Road, in the popular residential area of Idle. Local amenities include a variety of shops and facilities including an award winning fisheries, Idle recreation ground, skatepark and a bowling club. There are good local schools, and excellent transport links including bus routes for both Leeds and Bradford, and a choice of railway stations within 2 miles including Apperley Bridge, Baildon and Shipley.

### Accommodation

Access is gained through a Upvc door into the entrance hallway with a staircase rising to the first floor. The door to your left takes you through to the lounge which has a large window to the front elevation allowing for natural light to flood through and a gas fire to the focal point. An archway continues through to the dining area which enjoys an outlook into the rear garden. Leading off the dining area is the kitchen which offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. From here, a Upvc door leads out to the rear garden.

Rising to the first floor landing accessing three bedrooms and the house bathroom. The spacious principal bedroom is positioned to the front of the property again with a large window allowing for natural light. The second double bedroom enjoys and outlook over the garden. Completing the accommodation is a small third bedroom and the part-tiled house bathroom which has a three-piece suite comprising a w/c, pedestal wash-hand basin and a panelled bath with overhead shower attachment.

Externally, to the front of the property, a small lawn adds curb appeal, adjacent to a driveway providing off-street parking for three cars, and in-turn leading to the detached single garage with up-and-over door. To the rear, accessed through a gate from the driveway and door from the kitchen, an enclosed and low maintenance garden has a flagged and pebbled area, and is bordered by fencing.

Council tax band: D

EPC rating: D

Ground rent: N/A

Service charge: N/A



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