



**Flinton Grove, Fagley,**

**£110,000**

**\* EXTENDED SEMI DETACHED \* CONVERTED INTO TWO FLATS \* NO ONWARD CHAIN \***

**\* GARDENS \* REQUIRES UPDATING & MODERNISATION \* POTENTIAL FOR FOUR BEDROOMS \***

Available with no onward chain and offering bags of potential, is this semi detached or potentially two flats. The spacious accommodation benefits from mostly upvc double glazing and gas central heating (not tested).

With a bit of imagination and 'TLC' would make a good sized family home.





## Entrance Porch

## Hall

## Lounge

15' x 11'2" (4.57m x 3.40m)

## Kitchen

9'10" x 8'3" (3.00m x 2.51m)

## Dining Room

12'7" x 11'1" (3.84m x 3.38m)

## Bedroom One

11'8" x 9'8" (3.56m x 2.95m)

## Bathroom

With four piece suite.

## First Floor

Accessed via staircase.

## Landing

## Lounge

12'3" x 11'2" (3.73m x 3.40m)

## Kitchen

9' x 7'10" (2.74m x 2.39m)

With stainless steel sink unit.

## Bedroom

14'4" x 11'2" (4.37m x 3.40m)

## Bathroom

Four piece suite.

## Exterior

To the outside there are gardens to both front and rear.

## Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends take the 2nd exit onto Idle Rd, at Bolton Junction take the left onto Bolton Rd/A6176, turn right onto Moorside Rd, at the roundabout take the 1st exit onto Fagley Rd, after 0.3 miles turn left onto Flinton Grove and the property will be seen displayed via our For Sale board.

## TENURE

## Council Tax Band

A



## Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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@sugdensesates.co.uk](mailto:idle@sugdensesates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesates.co.uk](mailto:queensbury@sugdensesates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesates.co.uk](mailto:cleckheaton@sugdensesates.co.uk)  
website [www.sugdensesates.co.uk](http://www.sugdensesates.co.uk)

