



Killinghall Road, Undercliffe,

£260,000

* END TERRACE * SIX BEDROOMS * THREE RECEPTION ROOMS * NO CHAIN *
* TWO BATH/SHOWER ROOMS * FAMILY HOME * FOUR FLOORS * AMPLE PARKING *

A fantastic opportunity for the growing/extended family to purchase this very large stone built end terrace.

Benefits from gas central heating and upvc double glazing.

The spacious accommodation is set over four floors and briefly comprises ground floor reception hall, lounge, sitting room and bathroom, the lower floor comprises a second sitting room, fitted kitchen and cloakroom/wc. To the first floor there are three bedrooms and shower room, three further bedrooms to the second floor with a second cloakroom/wc.

To the outside there is ample parking at the rear, together with an enclosed yard.

Viewing is highly recommended to fully appreciate the size of the accommodation on offer.



Reception Hall

With radiator.

Lounge

17'8" x 13'11" (5.38m x 4.24m)

With marble feature fireplace, bay window, three radiators.

Sitting Room

15'8" x 14'8" (4.78m x 4.47m)

With radiator.

Bathroom

Modern white four piece suite, tiled walls.

Basement

Sitting Room

17'10" x 13'10" (5.44m x 4.22m)

With tiled floor and radiator.

Kitchen

15'6" x 14'6" (4.72m x 4.42m)

Having a range of oak fitted wall and base units incorporating stainless steel sink unit, double oven and hob, dishwasher, central island, radiator.

Cloakroom/WC

With low suite, hand basin.

First Floor Landing

With radiator.

Shower Room

Three piece suite, tiled walls and heated towel rail.

Bedroom One

15'7" x 14'8" (4.75m x 4.47m)

With radiator.

Bedroom Two

12' x 14' (3.66m x 4.27m)

With radiator.

Bedroom Three

8'5" x 7'4" (2.57m x 2.24m)

With radiator.

Second Floor Landing

With radiator.

Cloakroom/WC

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

Bedroom Four

15'10" x 13'6" (4.83m x 4.11m)

With radiator.

Bedroom Five

14'1" x 9'2" (4.29m x 2.79m)

With fitted wardrobes and radiator.

Bedroom Six

11'1" x 8' (3.38m x 2.44m)

With radiator.

Exterior

To the outside there is ample parking and an enclosed yard.

Directions

From our office in Idle village take the left onto 1st exit onto Idlecroft Rd, turn right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout, upon reaching Five Lane Ends roundabout take the second exit onto Idle Rd, proceed straight ahead at Bolton Junction traffic lights, turn left onto Northcote Rd/A6177, turn right onto Killinghall Rd/A6177, turn left onto Fagley Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



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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