Sugdens
Sales & Lettings

Quarry Bank Road, Fagley,

£235,000

* CALL SUGDENS TO BE THE FIRST TO VIEW *
* MODERN SEMI DETACHED * THREE BEDROOMS * THREE STOREY * CORNER PLOT *
* TWO BATH/SHOWER ROOMS * GARDENS * PARKING *

A fantastic opportunity for the growing family to purchase this delightful three bedroom modern semi detached house.
Benefits from gas central heating, upvc double glazing and alarm system.
The accommodation is set over three floors and briefly comprises reception hall, cloakroom/wc, lounge, fitted kitchen, two first floor bedrooms, modern house bathroom with white suite, together with master bedroom to the second floor with dressing area and en-suite shower room.
To the outside there are gardens and parking.

Reception Hall

Cloakroom/WC
With wash basin.

Lounge
14'7" x 11'7" (4.45m x 3.53m)
With upvc French doors to rear garden, store cupboard and radiator.

Dining Kitchen
13'4" x 11'5" (4.06m x 3.48m)
Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge, freezer, auto washer, dishwasher, radiator.

First Floor Landing
With radiator.

Bedroom Two
8'2" x 9'4" (2.49m x 2.84m)
With radiator.

Bedroom Three
12'8" x 8'7" (3.86m x 2.62m)
With fitted wardrobes and radiator.

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

Second Floor

Bedroom One
19'5" narrowing to 13'6" x 14'4" max (5.92m narrowing to 4.11m x 4.37m max)
With radiator. En-Suite Shower Room;

En Suite Shower
Three piece suite.

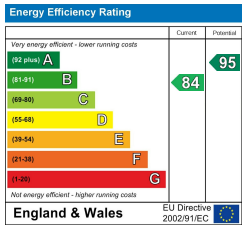
Exterior
To the outside there is a garden to the rear, together with driveway.

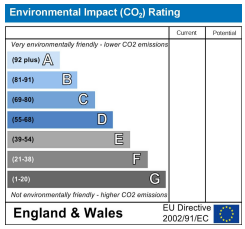
Directions
From our office in Idle village proceed through The Green and onto Albion Road, take the left to stay on Albion Road, take the right onto Old Park Road, turn right onto Orchard Grove, turn right onto Harrogate Rd/A658, go through the roundabout, turn left onto Moorside Rd, turn left onto Carrier Ln, turn left onto Mill Rd, turn left onto Quarry Bank Rd and the property will shortly be seen displayed via our For Sale board.

TENURE
FREEHOLD. There is a maintenance charge for the property, we are advised the current charge is £247.80 per year.

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.





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