



Cairns Close, Kings Park,

£230,000

- * EXTENDED SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * FAMILY SIZED *
- * MODERN KITCHEN & BATHROOM * CUL-DE-SAC * TWO BATH/SHOWER ROOMS *
- * GARDENS * PARKING * GARAGE *

A fantastic opportunity for the growing family to purchase this three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The spacious accommodation briefly comprises reception hall, lounge, dining room, large kitchen with utility, downstairs shower room, three first floor bedrooms and a modern house bathroom.

To the outside there is ample parking, gardens and garage.



Reception Hall

With radiator.

Lounge

20'10" x 10'9" (6.35m x 3.28m)

With laminated wood floor, radiator.

Kitchen/Utility

8'4" x 20'3" (2.54m x 6.17m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, five ring cooking range, plumbing for auto washer, plumbing for dishwasher, integrated fridge, freezer, radiator.

Dining Room

11'2" x 10'2" (3.40m x 3.10m)

With laminated wood floor, radiator, upvc French doors to rear garden.

Shower Room

Three piece shower room comprising shower cubicle, low suite wc, pedestal wash basin, tiled walls and radiator.

First Floor

Bedroom One

12' x 10'9" (3.66m x 3.28m)

With radiator.

Bedroom Two

10'9" x 8'1" (3.28m x 2.46m)

With radiator.

Bedroom Three

9' x 9'3" (2.74m x 2.82m)

With radiator.

Bathroom

Three piece modern white suite, tiled walls.

Loft

Part boarded. Accessed via a pull down ladder.

Exterior

To the outside there is ample parking to the front, drive leading to a single garage and a lawned garden to the rear.

Directions

From our office in Idle village take the left 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 roundabout take the 3rd exit onto Swain House Rd, continue straight onto King's Rd, turn left onto Brisbane Ave, right onto Wyndham Ave, continue onto Cairns Close and the property will shortly be seen displayed via our For Sale board.

Council Tax Band

C



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		
A (92-100)			A (82 plus)		
B (81-91)			B (71-81)		
C (69-80)			C (59-70)		
D (55-68)			D (45-58)		
E (39-54)			E (29-44)		
F (13-38)			F (11-38)		
G (1-12)			G (1-10)		
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		

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