



**Fagley Crescent, Fagley,**

**£185,000**

\* SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* CUL-DE-SAC \*  
\* MODERN BATHROOM \* FAMILY HOME \* OPPOSITE RECREATIONAL LAND \*

A fantastic opportunity for either a young family or first time buyer to purchase this well presented three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, sitting/dining room, fitted kitchen, three first floor bedrooms and a modern house bathroom with white suite. To the outside there are gardens and driveway.



## Reception Hall

With radiator and store cupboard.

## Lounge

15'7" x 11'9" (4.75m x 3.58m)

Having a modern coal effect gas fire, bay window, radiator.

## Kitchen

6'5" x 8'1" (1.96m x 2.46m)

Beechwood effect fitted kitchen having a range of wall and base units, laminated sink unit, stainless steel oven and hob, plumbing for auto washer.

## Dining/Sitting Room

10'3" x 9'7" (3.12m x 2.92m)

With radiator and upvc patio doors to rear garden.

## First Floor Landing

## Bedroom One

13'7" x 11'9" (4.14m x 3.58m)

With built in wardrobes and drawers, radiator.

## Bedroom Two

10'4" x 9'9" (3.15m x 2.97m)

With radiator.

## Bedroom Three

7'2" x 8'2" (2.18m x 2.49m)

With radiator.

## Bathroom

Modern three piece white suite, tiled walls and heated towel rail.

## Exterior

To the outside there are gardens to both front and rear, together with driveway parking.

## Directions

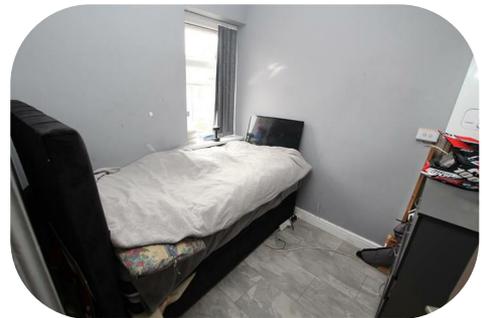
From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, turn left onto Bolton Rd/A6176, right onto Leeds Rd, right onto Harrogate Rd/A658, turn left onto Leeds Rd, left onto Fagley Cres and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

A



**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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (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>	
(15-38) <b>F</b>		(15-38) <b>F</b>	
(1-14) <b>G</b>		(1-14) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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