



## Fourlands Crescent, Idle,

**£185,000**

\* INNER TOWN HOUSE \* THREE BEDROOMS \* TWO RECEPTION ROOMS \*  
\* MODERN KITCHEN & BATHROOM \* GARAGE \* NO ONWARD CHAIN \*

Occupying a popular cul-de-sac setting and available with no onward chain, is this delightful three bedroom inner town house.

Benefits from gas central heating and upvc double glazing.

Entrance hall, lounge, dining room, modern cream fitted kitchen, three first floor bedrooms and a house bathroom with white suite.

To the outside there are gardens and off-site garage, nearby.



## Entrance Hall

With radiator.



## Lounge

15'4" x 11'8" (4.67m x 3.56m)

With radiator.

## Kitchen

10'3" x 6'9" (3.12m x 2.06m)

Modern cream oak effect fitted kitchen having a range of wall and base units incorporating laminated sink unit, gas hob, electric oven, plumbing for auto washer, part tiled walls and store cupboard.



## Dining Room

10'9" x 7'9" (3.28m x 2.36m)

With radiator and upvc French doors to rear garden.

## First Floor Landing

### Bedroom One

15'1" x 9' (4.60m x 2.74m)

With radiator.



### Bedroom Two

11'3" x 9' (3.43m x 2.74m)

With radiator.

### Bedroom Three

8' x 6' (2.44m x 1.83m)

With radiator.

## Bathroom

Three piece white suite, tiled walls and radiator.



## Exterior

To the outside there are gardens to both front and rear, together with an off-site garage, nearby.



## Directions

From our office in Idle village take the right at the roundabout at the bottom of the High Street into New Street, continue into Apperley Road, turn left onto Fourlands Drive, take the second left onto Fourlands Crescent and the property will be seen displayed via our For Sale board.

## TENURE

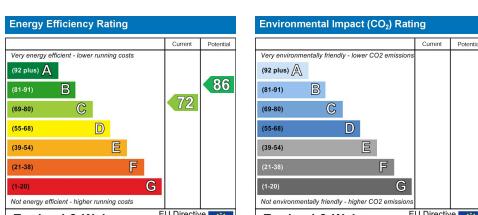
FREEHOLD

## COUNCIL TAX BAND

B

## PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs. (If you are viewing the tour on a Smart/Iphone you may have to turn the phone to landscape mode to see the full picture).



## 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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk  
4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensestates.co.uk  
website www.sugdensestates.co.uk