



Fourlands Road, Idle,

£189,950

**** THROUGH TERRACE ** THREE BEDROOMS ** GARDENS & PARKING **
** OVER THREE FLOORS ** POPULAR LOCATION ** POPULAR LOCATION **
** IDEAL FOR BOTH FIRST TIME BUYER & FAMILY ****

Offering spacious accommodation over three floors, is this delightful three bedroom stone built through terrace. Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining kitchen, basement cellar. Two first floor bedrooms and house bathroom. On the second floor is an attic bedroom with a large store cupboard.

To the outside there is a driveway to the front and enclosed garden to rear.



Reception Hall

Radiator.

Lounge

10'7" x 13'7" (3.23m" x 4.14m")

Modern pebble effect electric fire with feature fireplace surround and radiator.

Dining Kitchen

11'0" x 11'5" (3.35m" x 3.48m")

White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven & hob and radiator.

Cellar

First Floor Landing

Bedroom One

14'3" x 11'7" (4.34m" x 3.53m")

Radiator.

Bedroom Two

13'4" x 8'9" max (4.06m" x 2.67m" max)

Radiator.

Bathroom

Three piece suite comprising panel bath, low flush wc, pedestal wash basin, tiled walls and radiator.

Second Floor Landing

Bedroom Three

21'6" x 13'1" (6.55m" x 3.99m")

Large storage cupboard and radiator.

Exterior

Outside there is a driveway to the front and enclosed garden to rear.

Council Tax Band

B

Tenure

FREEHOLD



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	
[G2 plus] A		[G2 plus] A	
[G1-G1] B		[G1-G1] B	
[F9-G0] C		[F9-G0] C	
[E5-E8] D		[E5-E8] D	
[D9-S4] E		[D9-S4] E	
[C1-S8] F		[C1-S8] F	
[I-S9] G		[I-S9] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 62 (Current), 75 (Potential)

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