



Kings Road, Swain House,

£139,950

**** SEMI DETACHED ** TWO/THREE BEDROOMS ** MODERN BATHROOM ** CONSERVATORY **
* LOFT CONVERSION * LOVELY GARDENS * WELL PRESENTED * NO ONWARD CHAIN ***

This delightful three bedroom semi detached offers excellent family sized accommodation at an affordable price.

Benefits from gas central heating, upvc double and glazing

Entrance lounge, breakfast kitchen, conservatory, three first floor bedrooms and house bathroom (bedroom one having shared access with bathroom).

To the outside there are well stocked lawned and bedded gardens.



Offering excellent family sized accommodation at an affordable price, is this delightful two/three bedroom semi detached.

The accommodation benefits from gas central heating, upvc double glazing and briefly comprises entrance lounge, breakfast kitchen, conservatory, three first floor bedrooms and house bathroom.

To the outside there are well stocked lawned and bedded gardens.

Entrance Hall

With radiator.

Lounge

15' x 12'8" (4.57m x 3.86m)

With a coal effect gas fire in ornate fireplace surround, laminated wood floor, radiator and store cupboard.

Breakfast Kitchen

15'3" x 7'6" (4.65m x 2.29m)

Modern kitchen having a range of wall and base units incorporating stainless steel bowl unit, stainless steel oven and hob, plumbing for auto washer, upvc French doors to conservatory.

Conservatory

8'6" x 9'4" (2.59m x 2.84m)

With access to rear garden.

First Floor Landing

Bedroom One

11'2" x 9'10" (3.40m x 3.00m)

Shared access with bathroom. With radiator.

Bedroom Two

11' x 9'7" (3.35m x 2.92m)

With radiator.

Bedroom Three

8'3" x 8'3" into robes (2.51m x 2.51m into robes)

With built in mirror fronted wardrobes and radiator.

Bathroom

Three piece modern white suite, part tiled walls.

Loft

Boarded loft with velux skylight. Accessed via a pull down ladder.

Exterior

To the outside there are well stocked lawned and bedded gardens to both front and rear.

NOTE

The current tenants have been given four month's notice to leave from June 2021.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Rd, at the end take the right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout and upon reaching the roundabout at Five Lane Ends take the third exit onto Swain House Rd, after 0.4 miles turn right onto King's Rd and the property will shortly be seen displayed via our For Sale board.

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.

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92-101) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(11-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>		<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>	

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
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensesstates.co.uk
 website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

