Sugdens
Sales & Lettings

Quarryman Close, Fagley,

£255,000

* MODERN SEMI DETACHED * THREE BEDROOMS * TWO BATH/SHOWER ROOMS *
* CLOSE TO AMENITIES * GARDEN * PARKING * EV CHARGE POINT *

Situated in the popular BD2 postcode, the property is conveniently located close to local schools, shops, parks, and transport links.
The well presented three bedroom semi detached home would make an ideal purchase for a number of buyers having modern 'ready to move into accommodation'.
The entrance hall leads to a spacious living room, downstairs cloakroom/WC and a kitchen/diner with patio doors to the rear garden. To the first floor there are three good sized bedrooms - master bedroom having en suite shower room, together with a modern family bathroom.
To the outside there is an enclosed well maintained garden, together with a driveway providing off street parking.
Situated in BD2, the property is conveniently located close to local schools, shops, parks, and transport links.

Entrance Hall

Cloakroom/WC
Modern two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

Lounge
14'7" x 13' (4.45m x 3.96m)
With radiator, double glazed window and understairs storage.

Dining Kitchen
14'7" x 10'4" (4.45m x 3.15m)
Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, integrated fridge/freezer, dishwasher, washing machine, oven, hob and extractor hood, radiator, double glazed French doors to garden.

First Floor Landing

Bedroom One
13'6" x 9'2" (4.11m x 2.79m)
With radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room
Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator ad double glazed window.

Bedroom Two
11'6" x 8'1" (3.51m x 2.46m)
With radiator and double glazed window.

Bedroom Three
6'3" x 8'7" (1.91m x 2.62m)
With radiator and double glazed window.

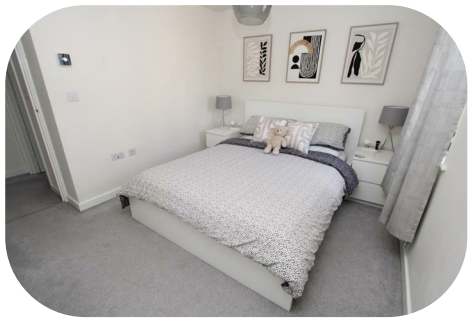
Bathroom
Three piece modern suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

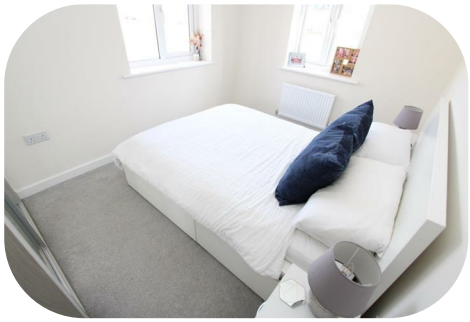
Exterior
To the outside there is a lawned and patio garden, off-road parking and an EV charge point.

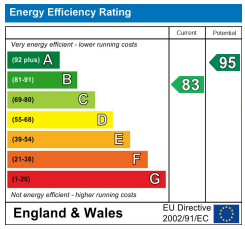
Directions
From our office in Idle village take the left onto Idlecroft Road, right onto Bradford Road, proceed straight ahead at the roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, left onto Bolton Rd, right onto Moorside Rd, left onto Carrier Ln, left onto Mill Rd, right onto Quarry Bank Rd, left onto Quarryman Cl and the property will be seen displayed via our For Sale board.

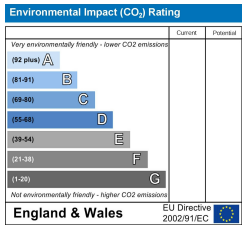
TENURE
FREEHOLD

Council Tax Band
C / Bradford









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.

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
website www.sugdensestates.co.uk

rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service