Sugdens
Sales & Lettings



Fourlands Road, Idle,

Reduced To £185,000

* * 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



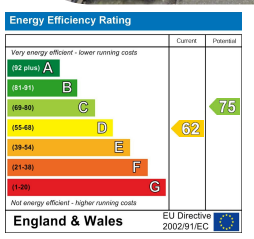


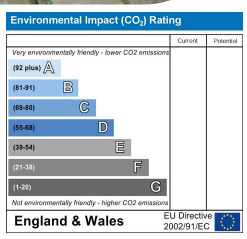






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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.





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