Sugdens
Sales & Lettings

Kimberley Street, Laisterdyke,

£140,000

* STONE TERRACE * FOUR BEDROOMS * THREE FLOORS * NO CHAIN *
* FAMILY SIZED * CURRENT TENANT PAYS £595pcm *

This four bedroom stone built through terrace benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, lounge, kitchen, cellar, two first floor bedrooms and a house bathroom with white suite. To the second floor there are two further attic bedrooms.

To the outside there is a small garden to the front and a rear yard.

Entrance Porch

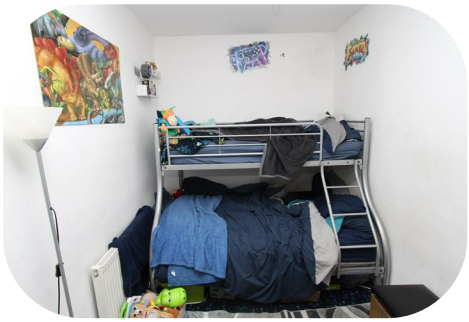
Lounge
14'2" x 13' (4.32m x 3.96m)
With radiator.

Kitchen
10'6" x 9'8" (3.20m x 2.95m)
With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob.

Cellar

First Floor Landing

Bedroom One
12'4" x 7'4" (3.76m x 2.24m)
With radiator.



Bedroom Two
7'9" x 12'2" (2.36m x 3.71m)
With radiator.

Bathroom
Three piece white suite.

Second Floor

Bedroom Three
11'10" max x 9'5" max (3.61m max x 2.87m max)
With radiator.

Bedroom Four
13'4" x 11'3" (4.06m x 3.43m)
With radiator.

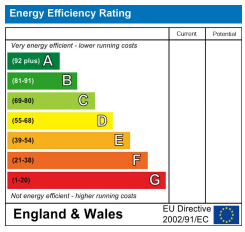
Exterior
To the outside there is a small front garden and a yard to the rear.

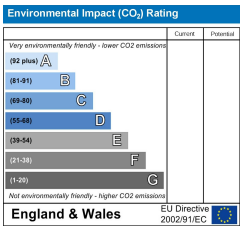
Directions
From our office in Idle village turn left onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at the roundabout take the 2nd exit onto Idle Rd, left onto Northcote Rd, right onto Killinghall Rd, left onto Leeds Rd left onto Planetrees Rd, right onto Kimberley St.

TENURE
FREEHOLD

Council Tax Band
A / 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