Sugdens
Sales & Lettings

Farm Hill Road, Bd10,

£159,950

* INNER TOWN HOUSE * FOUR BEDROOMS * MODERN FITTED KITCHEN *
* GOOD SIZED GARDENS * SHOWER ROOM * CCTV *
A fantastic opportunity for a growing family to purchase this four bedroom inner town house.
Benefits from gas central heating, upvc double glazing and alarm system.
The spacious accommodation briefly comprises reception hall, lounge, modern oak effect fitted dining kitchen, utility, four first floor bedrooms and shower room.
To the outside there are good sized gardens and decking.

Reception Hall

Lounge
14'9" x 13'3" narrowing to 11'4" (4.50m x 4.04m narrowing to 3.45m)
With bay window and radiator.

Dining Kitchen
9'7" x 15'6" (2.92m x 4.72m)
Modern oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, dishwasher, plumbing for auto washer, part tiled walls, radiator.

Utility
9'8" x 5'2" (2.95m x 1.57m)
With store cupboard.

First Floor Landing

Bedroom One
12'9" x 10'1" (3.89m x 3.07m)
With radiator.

Bedroom Two
6'6" x 10'8" (1.98m x 3.25m)
With radiator.

Bedroom Three
8'7" x 10'8" (2.62m x 3.25m)
With radiator.

Bedroom Four
10'2" x 6'9" (3.10m x 2.06m)
With radiator.

Shower Room
Three piece suite, part tiled walls and radiator.

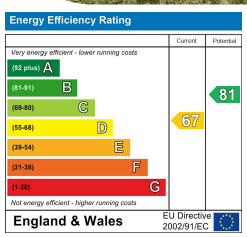
Loft
Part boarded.

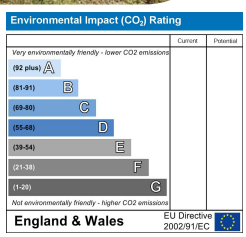
Exterior
To the outside there are good sized gardens to both front and rear.

Directions
From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, left onto Rowantree Dr, turn right to stay on Rowantree Dr, turn left onto Farm Hill Rd and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
A





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.

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