



## Fourlands Gardens, Idle

£220,000

\* INNER TOWN HOUSE \* THREE BEDROOMS \* CUL-DE-SAC LOCATION \* CLOSE TO VILLAGE \*

\* MODERN KITCHEN & SHOWER ROOM \* LANDSCAPED GARDEN \* GREAT STARTER HOME \*

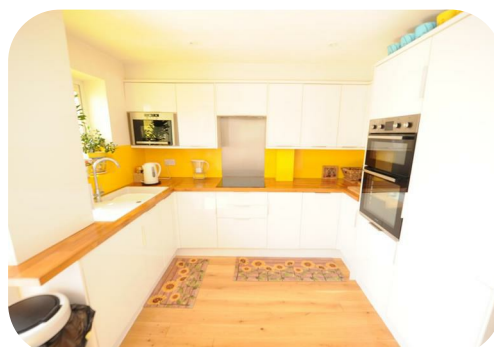
Offering 'ready to move into' accommodation which would ideally suite a first time buyer or young family, is this delightful three bedroom inner town house.

Situated a short walk to the canal and within easy reach of Apperley Bridge train station.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, modern white fitted kitchen, three first floor bedrooms and a modern house shower room.

To the outside there are well stocked landscaped gardens with garden hut. There is also a garage space at the head of the cul-de-sac providing off-road parking.

Viewing is highly recommended.





## Entrance

## Lounge

15'2" x 11'8" (4.62m x 3.56m)

With audio display cabinet with built in drawers, radiator, oak flooring and store cupboard.

## Dining Kitchen

10'5" x 15'2" (3.18m x 4.62m)

Modern fitted dining kitchen with a range of white wall and base units incorporating laminated sink unit, integrated fridge. freezer, dishwasher, auto washer, electric double oven and hob, oak flooring and upvc French doors to rear garden.

## First Floor Landing

### Bedroom One

12'5" x 8'10" (3.78m x 2.69m)

With fitted mirror fronted wardrobes and radiator.

### Bedroom Two

11'5" x 9' (3.48m x 2.74m)

With radiator.

### Bedroom Three

6' x 5'2" (1.83m x 1.57m)

With radiator.

## Shower Room

Modern three piece suite, tiled walls and heated towel rail.

## Loft

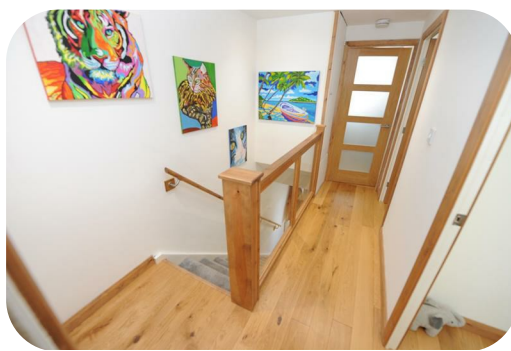
Accessed via a pull down ladder.

## Exterior

To the outside there is a garden to the front, enclosed landscaped garden to the rear with patio and garden hut. There is also a garage space at the head of the cul-de-sac providing off-road parking.

## Directions

From our office in Idle village take the right onto New St, continue onto Apperley Rd, left onto Fourlands Dr, left onto Fourlands Gardens and the property will be seen displayed via our For Sale board.

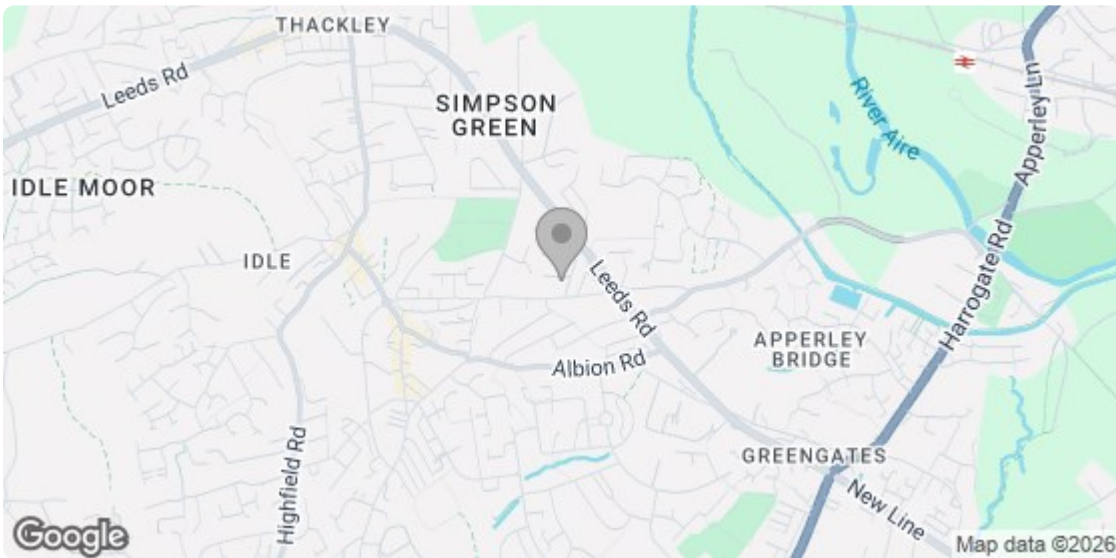




**TENURE**  
FREEHOLD

**Council Tax Band**  
B / Bradford





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

**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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