



Flockton Crescent, East Bowling,

£172,995

*** MODERNISED * DORMER BUNGALOW * TWO MODERN BATH/SHOWER ROOMS * MODERN KITCHEN ***

Having been fully modernised internally to a superb standard, is this extended four bedroom semi detached dormer bungalow. Boasting a modern fitted kitchen, house bathroom and first floor shower room, the home would make an excellent purchase for a young/growing family.

Close to amenities, schools and motorway links.

Entrance porch, vestibule, lounge, dining kitchen, three bedrooms and house bathroom. There is a further first floor bedroom and shower room.

To the outside there is a low maintenance garden to front and rear with a driveway and double garage.



Having been fully modernised internally to a superb standard, is this extended four bedroom semi detached dormer bungalow.

Boasting a modern fitted kitchen, house bathroom and first floor shower room, the home would make an excellent purchase for a young/growing family.

Close to amenities, schools and motorway links.

Entrance porch, vestibule, lounge, dining kitchen, three bedrooms and house bathroom. There is a further first floor bedroom and shower room.

To the outside there is a low maintenance garden to front and rear with a driveway and double garage.

Entrance Porch

With tiled floor.

Vestibule

With tiled floor.

Lounge

13'9" x 13'3" (4.19m x 4.04m)

Having a modern electric fire set in feature wall unit with tiled surround, feature ceiling with spotlights, radiator.

Dining Kitchen

15'1" x 11'3" (4.60m x 3.43m)

Modern fitted kitchen having a range of high gloss wall and base units incorporating stainless steel sink unit, tiled splashback & floor, oven, hob and extractor hood, plumbing for auto washer, feature radiator, understairs storage.

Bedroom One

10'8" x 8'4" (3.25m x 2.54m)

With radiator.

Bathroom

Modern three piece bathroom comprising panelled bath with shower and glass screen over, low suite wc, sink unit, tiled splashback and floor, towel radiator.

Bedroom Two

10'10" x 10'1" (3.30m x 3.07m)

With radiator.

Bedroom Three

7'7" x 6'5" (2.31m x 1.96m)

With radiator.

First Floor

Bedroom Four

9'2" x 8'7" (2.79m x 2.62m)

With radiator, spotlights and useful storage cupboard.

Shower Room

Three piece suite comprising shower cubicle, low suite wc, vanity sink unit, tiled walls and floor, towel radiator.

Exterior

To the outside there is a low maintenance garden to rear and a driveway leading to a double garage.

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

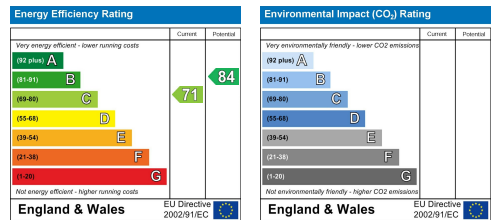
Directions

From our office in Cleckheaton town centre proceed towards the motorway via Bradford Rd/A638, at Chain Bar Roundabout take the fourth exit onto the M606 slip road to Bradford/Euroway Estate/Leeds Bradford Airport, after 0.6 miles merge onto M606, after 1.8 miles continue straight to stay on M606, after 0.3 miles use any lane to turn right onto Chase Way/A6177 (signs for M606/M62/M1/Eurocam Technology Park), at Staithegate Roundabout take the first exit onto Rooley Ln/A6177, after 0.7 miles at the roundabout, take the second exit and stay on Rooley Ln/A6177, turn left onto Bowling Hall Rd, right onto Flockton Dr, left onto Flockton Cres and the property will be seen displayed via our For Sale board.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.



8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensesstates.co.uk
 website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

