



Fagley Road, Fagley,

£110,000

**** SEMI DETACHED ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** MEDIUM OAK FITTED KITCHEN ****

*** FOUR PIECE BATHROOM * OVERSIZED GARAGE * GARDENS ***

This three bedroom semi detached house offers fantastic family sized accommodation at an affordable price.

Benefits from gas central heating, upvc double glazing and alarm system.

Reception hall, lounge, dining room, fitted kitchen, three first floor bedrooms and house bathroom.

To the outside there are gardens to both front and rear, driveway and oversized garage.



Offering fantastic family sized accommodation at an affordable price, is this three bedroom semi detached house.

The accommodation benefits from gas central heating, upvc double glazing, alarm system and briefly comprises reception hall, lounge, dining room, fitted kitchen, three first floor bedrooms and house bathroom.

To the outside there are gardens to both front and rear, driveway and oversized garage.

Reception Hall

Lounge

14' x 12' (4.27m x 3.66m)

With stainless steel electric fire in ornate fireplace surround, radiator.



Kitchen

12'7" x 11'9" (3.84m x 3.58m)

Medium oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, radiator and store cupboard.



Dining Room

10'3" x 8'10" (3.12m x 2.69m)

With laminated wood floor and radiator.

First Floor Landing

Bathroom

Four piece white suite comprising panelled bath, shower cubicle, low suite wc, pedestal wash basin, heated towel rail.



Bedroom One

12'3" x 10'8" (3.73m x 3.25m)

With radiator and built in store cupboard.



Bedroom Two

11'5" x 10'3" (3.48m x 3.12m)

With radiator.

Bedroom Three

11'10" x 6' (3.61m x 1.83m)

With radiator.



Exterior

To the outside there are gardens to both front and rear, drive to side leading to an oversized 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 Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the roundabout at Five Lane Ends take the second exit onto Idle Road, at the traffic lights with Bolton Junction take the left onto Bolton Road, after 0.3 miles turn right onto Moorside Rd, at the roundabout take the 1st exit onto Fagley Rd.

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

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.

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