



Park Road, Eccleshill

Reduced To £205,000

* DETACHED * THREE BEDROOMS * GOOD SIZED GARDENS * MODERN KITCHEN & BATHROOM *
* GARAGE * POTENTIAL TO EXTEND (subject to relevant planning consent) *

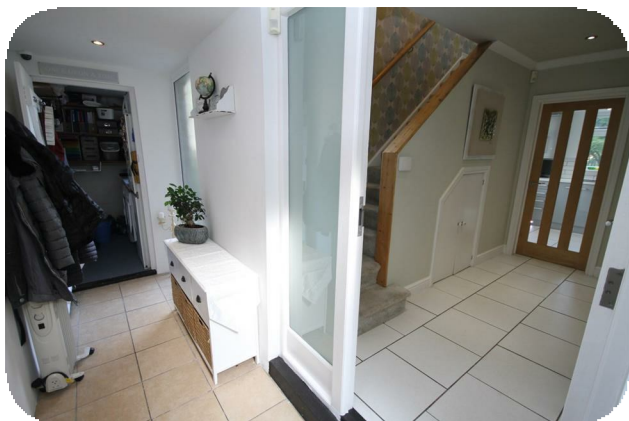
Offering fantastic 'ready to move into' accommodation in a popular residential location, is this delightful three bedroom detached house.

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

Entrance porch, utility, reception hall, open plan lounge with dining area, modern fitted kitchen, three good sized first floor bedrooms and a modern house bathroom.

To the outside there are enclosed well stocked gardens with patio, garage and off-road parking.
Viewing is highly recommended.





Entrance Porch

With tiled floor.

Reception Hall

With tiled floor and radiator.

Lounge / Diner

20'4" x 10'9" extending to 15' (6.20m x 3.28m extending to 4.57m)

Having a coal effect electric fire in feature fireplace surround, two radiators, upvc patio doors to rear garden.

Kitchen

11'11" x 9' (3.63m x 2.74m)

Modern grey high gloss fitted kitchen having a range of wall and base units incorporating laminated sink unit, integral oven, hob, fridge freezer, dishwasher, part tiled walls and radiator.

First Floor Landing

Bathroom

Three piece modern white suite, heated towel rail.

Bedroom One

12' x 9' (3.66m x 2.74m)

With fitted wardrobes and radiator.

Bedroom Two

11'1" x 9'9" (3.38m x 2.97m)

With fitted wardrobes and radiator.

Bedroom Three

8' x 10' (2.44m x 3.05m)

With radiator.

Exterior

To the outside there are enclosed well stocked gardens with patio, garage, attached outhouse/storage and two parking spaces adjacent to the garage.





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 first exit onto Norman Lane, after 0.5 miles continue onto Victoria Rd, turn left onto Park Rd.

TENURE

FREEHOLD

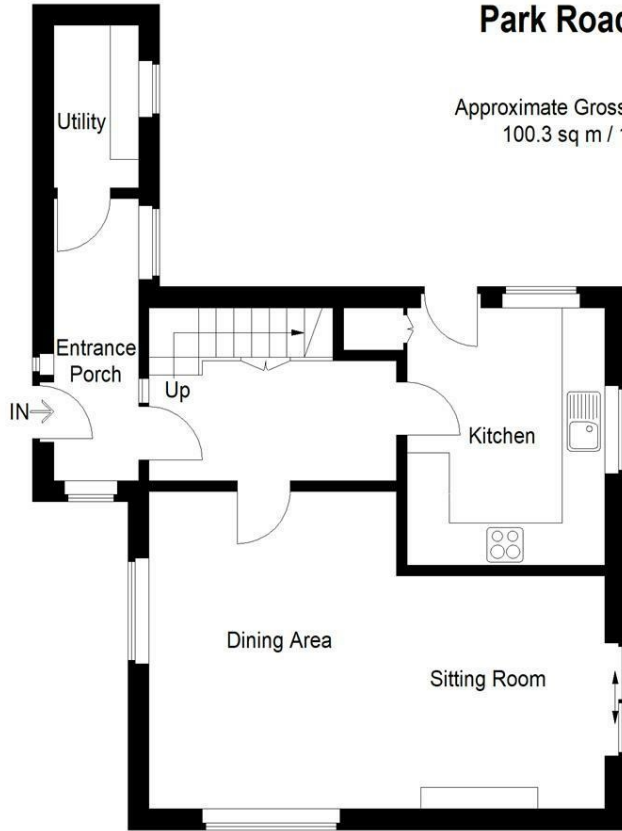
Council Tax Band

D

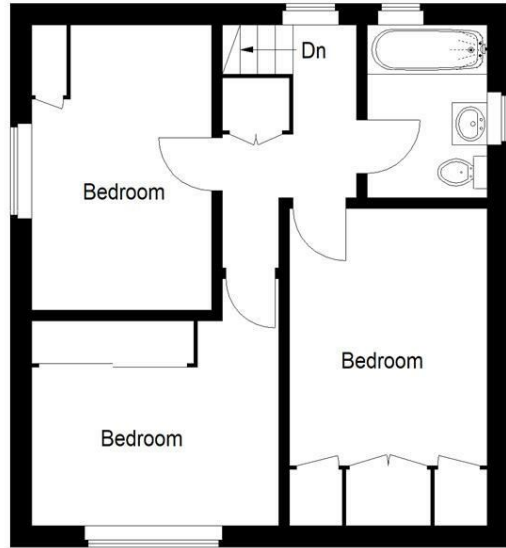


Park Road, BD10

Approximate Gross Internal Area
100.3 sq m / 1080 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 794743)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			

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@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

website www.sugdensesstates.co.uk