



Bolton Drive, Eccleshill

Offers Over £300,000

- * EXTENDED SEMI DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * FAMILY SIZED *
- * MODERN KITCHEN & BATHROOM * GARDENS & GARAGE * POPULAR LOCATION *
- * TWO BATH/SHOWER ROOMS * CLOSE TO ENTERPRISE FIVE SHOPPING COMPLEX *

A fantastic opportunity for the growing family to purchase this four bedroom extended semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining kitchen, separate sitting room, downstairs shower room, four first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens, ample parking and garage (no vehicular access).

**Previous planning permission was granted for a single storey granny annex. Plans available to view via the Bradford Council planning website <https://planning.bradford.gov.uk/online-applications> via the reference 17/00455/HOU





Reception Hall

With radiator and store cupboard.

Shower Room

Three piece suite, tiled walls and heated towel rail.

Lounge

13' x 12'3" (3.96m x 3.73m)

With a coal effect gas burner in tiled fireplace surround, bay window, radiator.

Dining Kitchen

19'8" x 9'10" (5.99m x 3.00m)

Modern medium oak effect wall and base units incorporating stainless steel sink unit, stainless steel double oven and hob, integrated dishwasher, radiator and upvc French doors to rear garden.

Sitting Room

12'6" x 11'8" (3.81m x 3.56m)

With a modern log effect gas fire set in chimney breast, Karndeian wood floor, radiator.

First Floor

Bathroom

Three piece modern white suite, tiled walls and heated towel rail.

Bedroom One

13'9" x 9'6" (4.19m x 2.90m)

With fitted wardrobes and radiator.

Bedroom Two

11'5" x 9'9" (3.48m x 2.97m)

With radiator.

Bedroom Three

12'7" x 7'5" (3.84m x 2.26m)

With radiator.

Bedroom Four

6'1" x 8'6" (1.85m x 2.59m)

With radiator.





Exterior

To the outside there are gardens, parking for several vehicles and garage/workshop (no vehicular access).

Directions

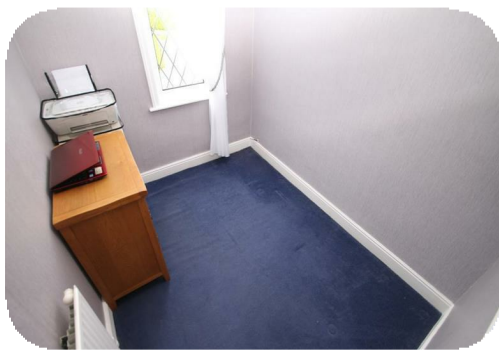
From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Rd, turn left onto Norman Grove, right onto Westwood Grove, right onto Bolton Dr and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



Bolton Drive, BD2

Approximate Gross Internal Area = 118.1 sq m / 1271 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1094169)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(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			

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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