



## Acre Avenue, Eccleshill

**£220,000**

\* SEMI DETACHED \* THREE BEDROOMS \* EXTENDED \* FAMILY SIZED \* CONSERVATORY \*

\* MODERN KITCHEN & BATHROOM \* GARDEN \* DRIVE \* GARAGE \*

Offering fantastic family sized accommodation, is this delightful three bedroom semi detached house. The property has been extended to the rear and would make an excellent purchase for a young/growing family.

Within walking distance of amenities, shops and a choice of first and secondary schools.

Benefits from a superb modern kitchen, gas central heating and upvc double glazing.

To the outside there are gardens front & rear, together with a drive to the side leading to a detached garage.

Planning permission has previously been granted for a single storey rear extension (now lapsed). The application can be viewed on Bradford Council planning portal using the REF 17/03470/HOU.

Only an internal inspection will fully reveal what is on offer!







### Entrance Hall

With radiator.

### Cloakroom/WC

With low suite wc, wash basin.

### Lounge

12'9" x 12'1" (3.89m x 3.68m)

Having a modern electric fire, laminated wood floor, radiator.

### Dining Kitchen

16'3" x 13'9" (4.95m x 4.19m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel double oven and hob, microwave, plumbing for auto washer, part tiled walls, breakfast bar island, two radiators.

### Conservatory

14'6" x 7'5" (4.42m x 2.26m)

With radiator and upvc French doors to rear garden.

### First Floor Landing

#### Bedroom One

13'2" x 8'9" (4.01m x 2.67m)

With radiator.

#### Bedroom Two

9'7" x 9'7" (2.92m x 2.92m)

With radiator.

#### Bedroom Three

10'1" narrowing to 7'8" x 6' (3.07m narrowing to 2.34m x 1.83m)

With radiator.

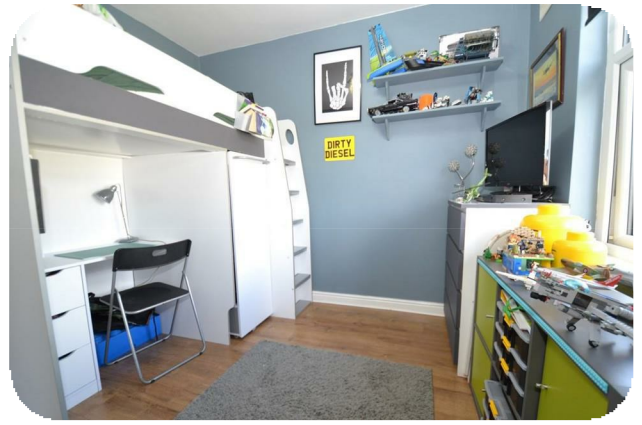
### Bathroom

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

### Exterior

To the outside there are gardens front & rear, together with a drive to the side leading to a detached garage.





### Directions

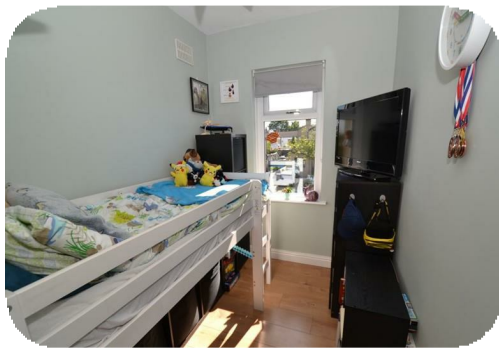
From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the first exit onto Norman Ln, turn right onto Acre Ave and the property will shortly be seen displayed via our For Sale board.

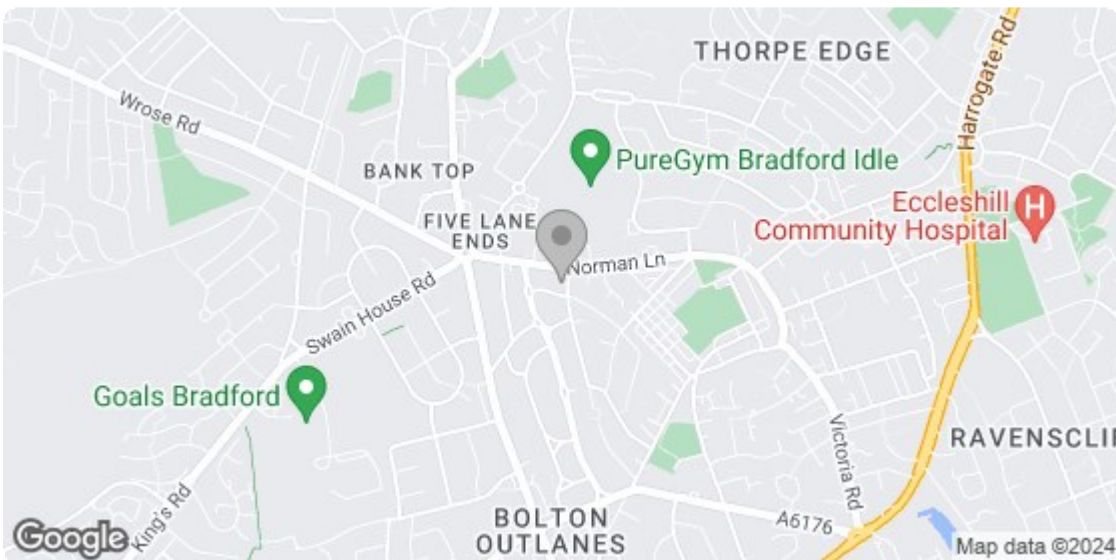
### TENURE

FREEHOLD

### Council Tax Band

C





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	
Environmental Impact (CO <sub>2</sub> ) 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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