



## Acre Avenue, Eccleshill

**£265,000**

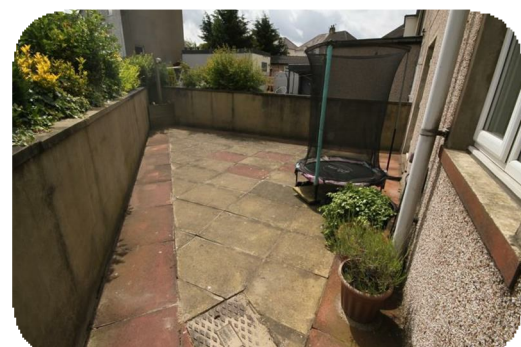
\* EXTENDED SEMI DETACHED \* FOUR BEDROOMS \* THREE RECEPTION ROOMS \*  
\* MODERN BATHROOM \* AMPLE PARKING \* OPPOSITE ENTERPRISE FIVE SHOPPING COMPLEX \*  
FAMILY SIZED \* NO ONWARD CHAIN \*

Available with vacant possession, is this delightful four bedroom extended semi detached house.

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

The spacious accommodation briefly comprises entrance, lounge, dining room, sitting room, fitted kitchen, four first floor bedrooms and a modern house bathroom.

To the outside there are gardens, driveway and storage garage.





### Entrance

### Lounge

13' x 12'1" (3.96m x 3.68m)

With a coal effect gas fire in feature fireplace surround, radiator.

### Kitchen

11' x 7'10" (3.35m x 2.39m)

Mahogany effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas cooker, auto washer, fridge & freezer, radiator.

### Dining Room

10'8" x 9'5" (3.25m x 2.87m)

With a coal effect gas fire in feature fireplace surround, built in wall cabinets, radiator, upvc French doors to rear garden.

### Sitting Room

16'10" x 10' (5.13m x 3.05m)

With electric fire in modern fireplace surround, radiator.

### First Floor Landing

#### Bedroom One

13' x 8'10" (3.96m x 2.69m)

With radiator.

#### Bedroom Two

7'6" x 6' (2.29m x 1.83m)

With radiator.

#### Bedroom Three

9'9" x 9'8" (2.97m x 2.95m)

With radiator.

#### Bedroom Four

17' x 10' (5.18m x 3.05m)

With fitted wardrobes and radiator.





### Bathroom

Three piece modern white suite, tiled walls and radiator.

### Loft

Boarded.

### Exterior

To the outside there is a block paved drive to the front and an enclosed patio garden to rear.

### Directions

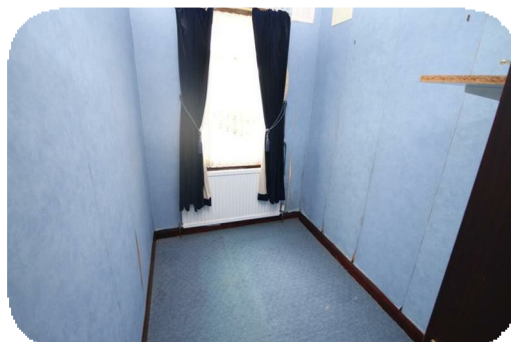
From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, at the end take the right into Bradford Road and proceed straight ahead at the Morrisons roundabout, upon reaching Five Lane Ends roundabout take the first exit into Norman Lane, take the right onto Acre Avenue and the property will shortly be seen displayed via our For Sale board.

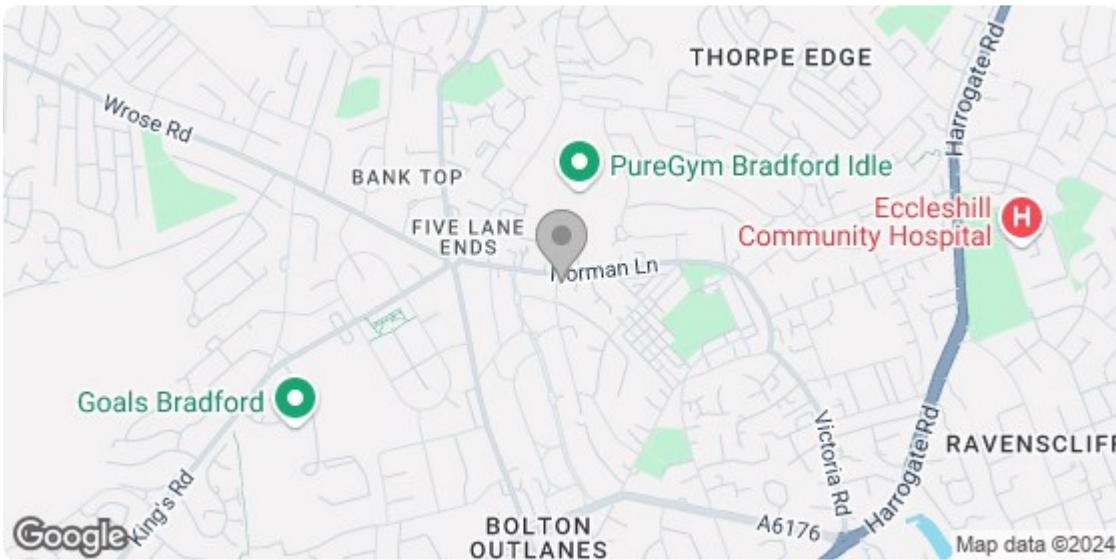
### TENURE

FREEHOLD

### Council Tax Band

C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			

**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](mailto:idle@sugdensesstates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)

website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)



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

