



## Cameron Grove, Eccleshill,

**Reduced To £205,000**

\* MODERN TOWN HOUSE \* FOUR BEDROOMS \* THREE STOREY \* TWO BATH/SHOWER ROOMS \*  
\* CUL-DE-SAC LOCATION \* NO ONWARD CHAIN \* CONVERTED GARAGE \* GARDENS \* PARKING \*  
A fantastic opportunity for the growing family to purchase this delightful four bedroom modern town house.

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

Available with no onward chain and briefly comprises reception hall, cloakroom/wc, fitted dining kitchen, converted garage/bedroom four/sitting room, first floor lounge, bedroom three and house bathroom, together with two further bedrooms to the second floor - master bedroom having an en-suite shower room.

To the outside there are gardens and parking.



### Reception Hall

With radiator.

### Cloakroom/WC

With low suite wc, wash basin and radiator.

### Dining Kitchen

15'10" x 12'6" narrowing to 8' (4.83m x 3.81m narrowing to 2.44m)  
Beechwood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, laminated wood floor, radiator and upvc French doors to rear garden.



### Bedroom Four / Sitting Room

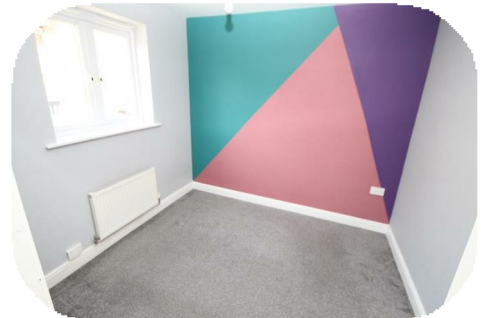
16'7" x 8'5" (5.05m x 2.57m)  
Garage conversion.



### First Floor Landing

#### Lounge

15'9" x 9'2" (4.80m x 2.79m)  
With electric fire in feature fireplace surround, radiator.



#### Bathroom

Three piece white suite, radiator.

#### Bedroom Three

9' x 9'8" (2.74m x 2.95m)  
With radiator.



### Second Floor Landing

#### Bedroom One

15'9" x 9'3" (4.80m x 2.82m)  
With radiator. En-Suite shower room;

#### En Suite Shower Room

Three piece suite, radiator.



#### Bedroom Two

12'1" x 11' (3.68m x 3.35m)  
With radiator.

### Exterior

To the outside there is parking to the front and a garden to the rear.

### Directions

From our office in Idle village take the left at the roundabout onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout, at the Five Lane Ends roundabout take the 2nd exit onto Idle Rd, turn left onto Bolton Rd/A6176, turn right onto Leeds Rd, right onto Cameron Grove, left to stay on Cameron Grove and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

D

**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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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> (13-38) <b>F</b> 1-20 <b>G</b> Not energy efficient - higher running costs	85	Very environmentally friendly - lower CO <sub>2</sub> emissions (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> (13-38) <b>F</b> 1-20 <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	