



Victoria Road, Eccleshill,

£230,000

- * SEMI DETACHED * THREE BEDROOMS * IMPRESSIVE BASEMENT CELLAR *
- * MODERN KITCHEN & BATHROOM * CORNER PLOT * CONSERVATORY *
- * POTENTIAL TO EXTEND subj to planning consent * CLOSE TO ECCLESHILL VILLAGE *

A fantastic opportunity for the growing family to purchase this delightful three bedroom semi detached house.

Occupying a good sized corner plot position and offers spacious accommodation.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern white fitted kitchen and large conservatory. The lower floor has been converted to provide occasional accommodation, utility and storage space. There are three bedrooms to the first floor with house bathroom having white suite.

To the outside there are gardens to three sides, together with ample parking.



Entrance

Lounge

18'7" max x 14'7" max (5.66m max x 4.45m max)

With a coal effect gas fire in modern fireplace surround, laminated wood floor, bay window, two radiators.

Dining Kitchen

11'11" max x 18'10" (3.63m max x 5.74m)

Having a range of modern white wall and base units incorporating stainless steel sink unit, gas cooker, central island with seating, radiator and upvc French doors to rear garden.

Conservatory

18'4" x 8'10" (5.59m x 2.69m)

With radiator, upvc French doors to rear garden.

Lower Floor

Utility

24'2" x 5'9" (7.37m x 1.75m)

Room One

19'5" x 8'4" (5.92m x 2.54m)

With radiator.

First Floor Landing

Bedroom One

12' x 11'1" (3.66m x 3.38m)

With built in wardrobes and radiator.

Bedroom Two

11'11" x 10'10" (3.63m x 3.30m)

With radiator.

Bedroom Three

6'8" x 8'5" (2.03m x 2.57m)

With built in wardrobes and radiator.

Bathroom

Three piece modern white suite, radiator.

Exterior

To the outside there are good sized gardens to three sides, together with ample parking.

Directions

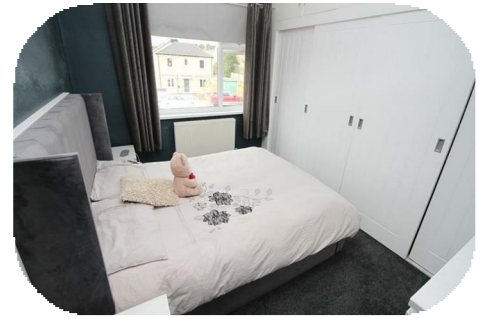
From our office in Idle village take the left onto Idlecroft Road, at the ned take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the first exit onto Norman Ln, continue onto Victoria Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(39-48) D	
(39-54) E		(29-38) E	
(15-38) F		(11-28) F	
(1-14) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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