



**Blakehill Avenue, Eccleshill,**

**£159,950**

\* SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* CUL-DE-SAC \*  
\* NO ONWARD CHAIN \* GARDENS \* DRIVEWAY \*

Available with no onward chain, is this delightful three bedroom semi detached house. Ideally suited to a first time buyer or young family and benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises reception hall, lounge, dining room, kitchen, three first floor bedrooms and a house shower room.

To the outside there are gardens and driveway.



## Reception Hall

## Lounge

11'10" x 11'10" (3.61m x 3.61m)

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

## Kitchen

13'9" x 5'9" (4.19m x 1.75m)

With wall and base units incorporating stainless steel sink unit, electric oven and gas hob, plumbing for auto washer, radiator.

## Dining Room

13'8" x 11'10" (4.17m x 3.61m)

With electric fire set in chimney breast, radiator.

## First Floor Landing

## Bedroom One

13'8" x 11'4" (4.17m x 3.45m)

With radiator.

## Bedroom Two

12'1" x 11'7" (3.68m x 3.53m)

With radiator.

## Bedroom Three

8'5" x 6'3" (2.57m x 1.91m)

With built in wardrobes and radiator.

## Shower Room

Three piece suite, tiled walls.

## Exterior

To the outside there are gardens to both front and rear with small workshop and a shed, together with a drive to the side.

## 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 Road, take the left at Bolton Junction onto Bolton Road, turn right onto Leeds Rd, right onto Harrogate Rd/A658, turn left onto Leeds Rd, right onto Blakehill Ave 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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)