



**Idle Road, Eccleshill,**

**£240,000**

\* SEMI DETACHED \* THREE BEDROOMS \* WELL PRESENTED THROUGHOUT \* CORNER PLOT \*  
\* FAMILY SIZED ACCOMMODATION \* POPULAR LOCATION \* TWO RECEPTION ROOMS \*  
\* GARDENS FRONT & SIDE \* AMPLE PARKING \* NO CHAIN \*

A fantastic opportunity for the growing family to purchase this delightful three bedroom semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, cloakroom/utility room, lounge, sitting room, modern fitted kitchen, side porch, three first floor double bedrooms, office/potentially a small fourth bedroom/cot room, plus a house bathroom with white suite.

To the outside there are gardens to front & side and ample parking.





## Reception Hall

## Utility/Cloakroom

7'10" x 4'4" (2.39m x 1.32m)

With low suite wc, wash basin, plumbing for auto washer and heated towel rail.

## Lounge

11'3" x 14'4" (3.43m x 4.37m)

With solid fuel burner, oak flooring, radiator, upvc French doors to patio.

## Kitchen

10'1" x 8'1" (3.07m x 2.46m)

Modern fitted kitchen having a range of wall and base units incorporating ceramic sink unit, stainless steel oven and hob, dishwasher, part tiled walls.

## Sitting / Dining Room

11'5" x 11'10" (3.48m x 3.61m)

With radiator and built in cupboards/drawers.

## Side Porch

## First Floor Landing

## Bedroom One

14'5" x 11' (4.39m x 3.35m)

With fitted wardrobes, drawers and dresser, radiator.

## Bedroom Two

11'6" x 10'5" (3.51m x 3.18m)

With built in wardrobes and radiator.

## Bedroom Three

10'2" x 8'1" (3.10m x 2.46m)

With radiator.

## Bathroom

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

## Study/Small Fourth Bedroom/Cot Room

9'6" x 4'3" (2.90m x 1.30m)

With radiator.

## Exterior

To the outside there is a block paved drive and patio.

## Directions

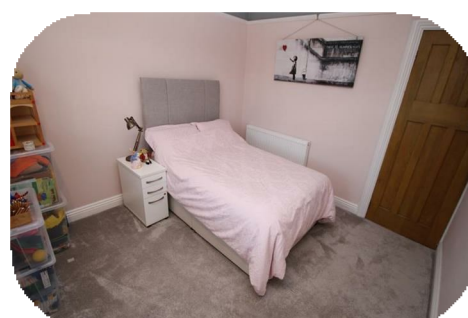
From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, proceed straight ahead at Bolton Junction traffic lights to continue on Idle Road and the property will shortly 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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@sugdensesates.co.uk](mailto:idle@sugdensesates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesates.co.uk](mailto:queensbury@sugdensesates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesates.co.uk](mailto:cleckheaton@sugdensesates.co.uk)  
website [www.sugdensesates.co.uk](http://www.sugdensesates.co.uk)