



Thirlmere Gardens, Eccleshill

£234,000

- * EXTENDED SEMI DETACHED * FOUR BEDROOMS * GROUND FLOOR GRANNY FLAT *
- * CUL-DE-SAC LOCATION * GOOD SIZED GARDENS *
- * LARGE THROUGH LOUNGE WITH DINING AREA * TWO BATH/SHOWER ROOMS *

A fantastic opportunity for a growing or extended family to purchase this spacious four bedroom semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge with dining area, fitted kitchen, three first floor bedrooms and a house bathroom.

Attached to the property is a granny flat with separate access having a lounge, kitchen, bedroom and shower room. To the outside there are good sized gardens, shared driveway.





Reception Hall

With radiator.

Lounge/Diner

15'4" x 12'2" plus 10'4" x 7'9" (4.67m x 3.71m plus 3.15m x 2.36m)

With a coal effect gas fire in feature fireplace surround. two radiators.

Kitchen

10'1" x 7'1" (3.07m x 2.16m)

With white wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, microwave, part tiled walls, store cupboard and radiator.

First Floor Landing

Bedroom One

14'4" x 9' (4.37m x 2.74m)

With radiator.

Bedroom Two

8'10" x 11' (2.69m x 3.35m)

With radiator.

Bedroom Three

7'7" x 6' (2.31m x 1.83m)

With radiator.

Bathroom

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

Granny Flat

Lounge

12'9" x 8'10" (3.89m x 2.69m)

Kitchen

12'4" x 4'3" (3.76m x 1.30m)

With wall and base units incorporating stainless steel sink unit and plumbing for auto washer.

Bedroom

9'1" x 7'8" (2.77m x 2.34m)

With radiator. En-Suite Shower Room





En Suite Shower Room

With shower cubicle, low suite wc, wash basin, heated towel rail.

Exterior

To the outside there is a shared driveway and parking to the front, together with an enclosed lawned garden to the rear.

Directions

From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto 2nd exit onto Idle Rd, proceed straight ahead at Bolton Junction traffic lights to continue on Idle Road, turn left towards Thirlmere Gardens, turn right onto Thirlmere Gardens and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C

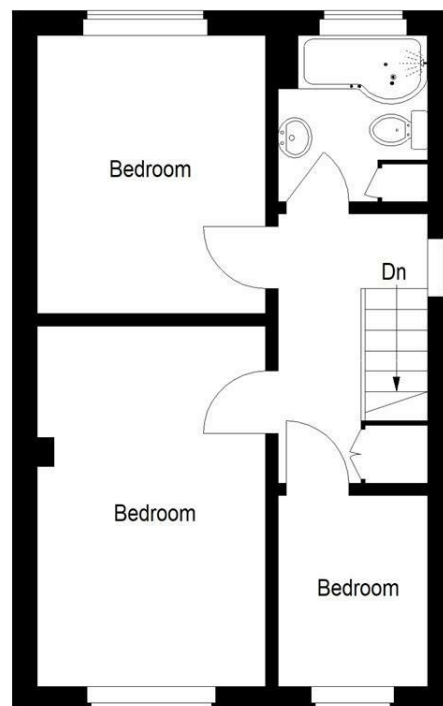




Ground Floor

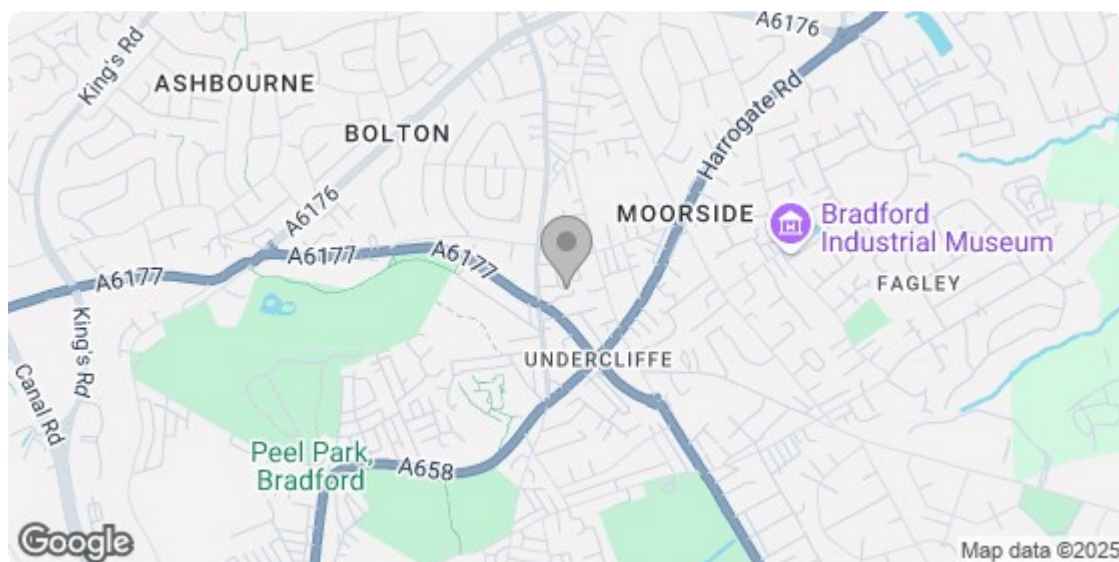
Thirlmere Gardens, BD2

Approximate Gross Internal Area
103.8 sq m / 1117 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2024 (ID1148640)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO₂) Rating		

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.

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