



Bolton Drive, Eccleshill,

£250,000

* EXTENDED * SEMI DETACHED * THREE BEDROOMS * NO CHAIN * CLOSE TO SHOPPING COMPLEX *
* MODERN BATHROOM * TWO RECEPTION ROOMS * GARDENS * DRIVE * GARAGE *

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

Available with no onward chain and benefits from gas central heating, upvc double glazing and alarm system.

The spacious accommodation briefly comprises reception hall, lounge, sitting room, fitted kitchen, three first floor bedrooms and a modern house bathroom with separate wc.

To the outside there is a block paved drive to the front and side leading to a detached garage, together with a larger lawned and patio garden to the rear.



Reception Hall

With radiator.

Lounge

13' x 13'3" (3.96m x 4.04m)

With bay window and radiator.

Kitchen

18'8" x 7'1" narrowing to 6' (5.69m x 2.16m narrowing to 1.83m)

Mahogany effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, five ring range style cooker, breakfast bar, radiator.

Dining Room

12'5" x 13'1" (3.78m x 3.99m)

With laminated wood floor, radiator.

First Floor Landing

Bedroom One

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

With radiator.

Bedroom Two

12'6" x 12'1" (3.81m x 3.68m)

With radiator.

Bedroom Three

6'7" x 7'1" (2.01m x 2.16m)

With radiator.

Bathroom

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

Separate WC

With low suite wc and wash basin.

Loft

Accessed via a pull down ladder.

Exterior

To the outside there is a block paved drive to the front and side leading to a detached garage, together with a larger lawned and patio 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 Road, proceed straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the first exit onto Norman Ln, turn right onto Norman Ave, right onto Bolton Dr and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



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 plus) A		84	(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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