



**Acre Crescent, Eccleshill,**

**£189,950**

\* SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* NO CHAIN \*  
\* GARDENS \* GARAGE \* CONSERVATORY \* FAMILY HOME \*

Occupying a popular residential location close to shops and amenities, is this three bedroom semi detached family home.

Available with no onward chain and benefits from gas central heating and upvc double glazing. The accommodation briefly comprises entrance porch, reception hall, lounge, dining room, kitchen, conservatory, three first floor bedrooms and a house bathroom.

To the outside there are gardens, driveway and garage.





### Entrance Porch

### Rear Porch

### Reception Hall

With radiator.

### Lounge

11'2" x 11'8" (3.40m x 3.56m)

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

### Kitchen

11'5" x 11'3" (3.48m x 3.43m)

Having a range of white wall and base units incorporating stainless steel sink unit, electric oven and hob.

### Dining Room

10'1" x 11'3" (3.07m x 3.43m)

With radiator.

### Conservatory

8'7" x 7'9" (2.62m x 2.36m)

With tiled floor and radiator.

### First Floor Landing

#### Bedroom One

12'7" x 8'1" (3.84m x 2.46m)

With fitted wardrobes and radiator.

#### Bedroom Two

10'3" x 9'9" (3.12m x 2.97m)

With fitted wardrobes and radiator.

#### Bedroom Three

7'6" x 8'9" (2.29m x 2.67m)

With fitted wardrobes and radiator.

### Bathroom

Three piece white suite.

### Exterior

To the outside there are gardens to both front and rear, driveway to detached garage.

### Directions

From our office in Idle village take the left onto Idlecroft Road, 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, turn right onto Acre Ave, left onto Acre Dr, right onto Acre Cres and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax

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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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