



## Undercliffe Road, Eccleshill

**£380,000**

\*\*\* CALL SUGDENS TO BE THE FIRST TO VIEW 01274 619 999 \*\*\*

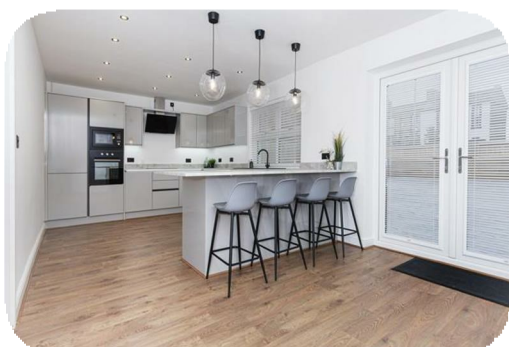
\*\* DETACHED BUNGALOW \*\* FOUR BEDROOMS \*\* IMMACULATE THROUGHOUT \*\*

\*\* FAMILY LIVING KITCHEN \*\* HIGH SPECIFICATION \*\* AMPLE PARKING \*\* GARDENS \*\*

This immaculate detached bungalow has been thoughtfully refurbished to a high specification, ensuring that every corner reflects quality and style. With four spacious bedrooms and generous reception rooms, the property provides ample family-sized accommodation, making it an ideal choice for those seeking a welcoming home.

Outside, the property boasts a lovely lawn garden complemented by a concrete patio, together with ample parking available for several vehicles and a workshop that presents an excellent opportunity for hobbies or additional storage.

We highly recommend viewing this property to fully appreciate its charm and potential. Don't miss the chance to make this splendid bungalow your new home.





### Entrance Hall

With built in storage and shelving.

### Family Living Kitchen

22'2" x 11'8" (6.76m x 3.56m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, integrated fridge/freezer, washing machine, microwave, oven, hob and extractor hood, breakfast bar, electric heater, double glazed window, French doors to front.

### Lounge

15'6" x 12' (4.72m x 3.66m)

Modern wall unit with electric fire, double glazed window, feature lighting.

### Bedroom One

13' x 11'6" (3.96m x 3.51m)

With electric heater and double glazed window.

### Bedrooms Three

9'9" x 9'8" (2.97m x 2.95m)

With electric heater and double glazed window.

### Bedroom Two

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

With double glazed window and electric heater.

### Bedroom Four

10'1" x 6'9" (3.07m x 2.06m)

With electric heater and double glazed window.

### Bathroom

Modern three piece suite comprising walk-in shower, vanity sink unit, low suite wc, tiled walls and floor, towel radiator and double glazed window.

### Exterior

To the outside there is an imprinted driveway providing ample parking, enclosed lawned garden to the rear.







### Directions

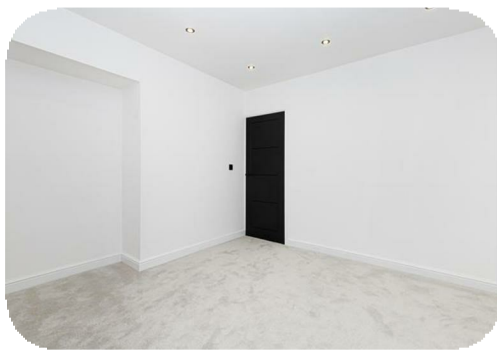
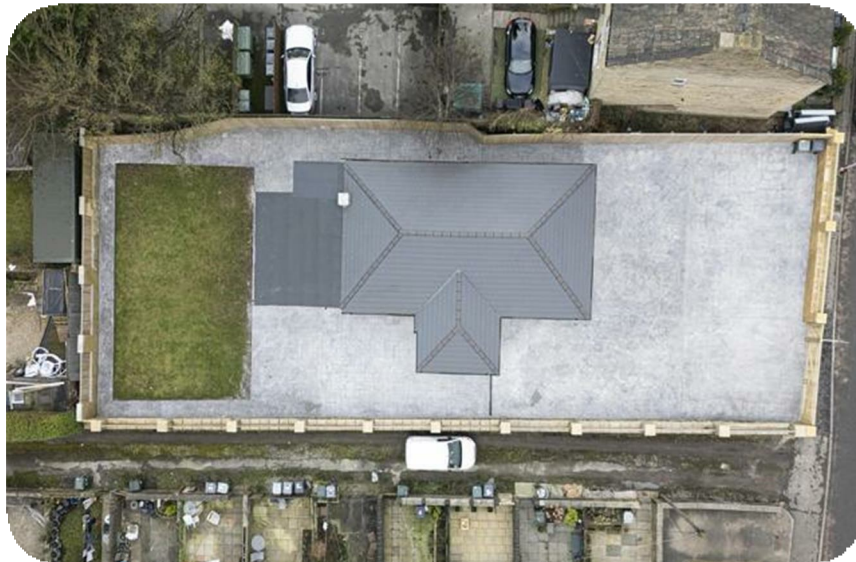
From our office in Idle village take the left onto Idlecroft Rd, at the end turn right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the 2nd exit onto Idle Rd, at Bolton Junction turn left onto Bolton Rd/A6176, turn right onto Leeds Rd, take the slight right onto Undercliffe Rd and the property will be seen displayed via our For Sale board.

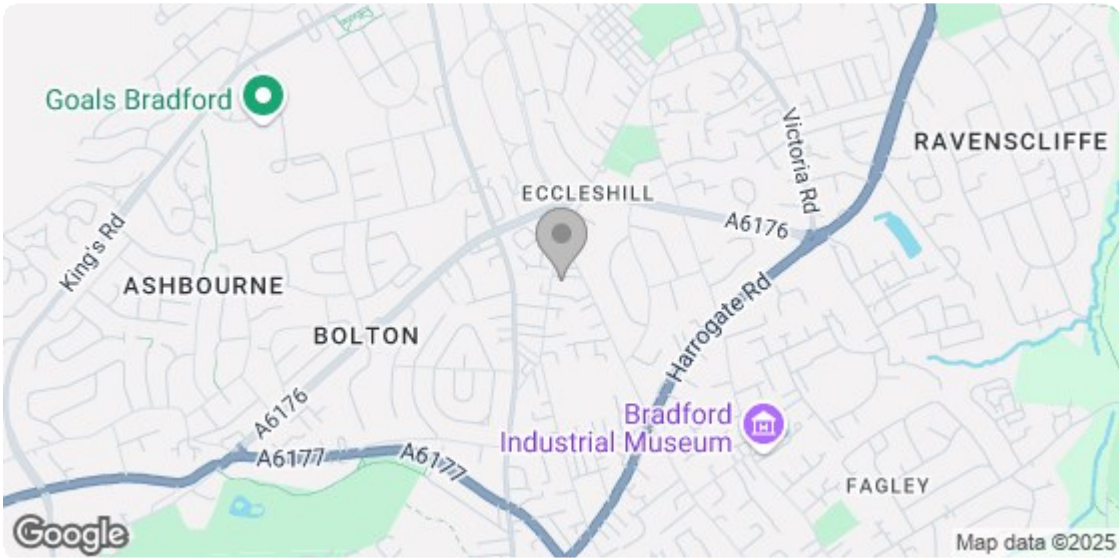
### TENURE

Freehold

### Council Tax

D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) 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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