



Idle Road, Eccleshill,

£250,000

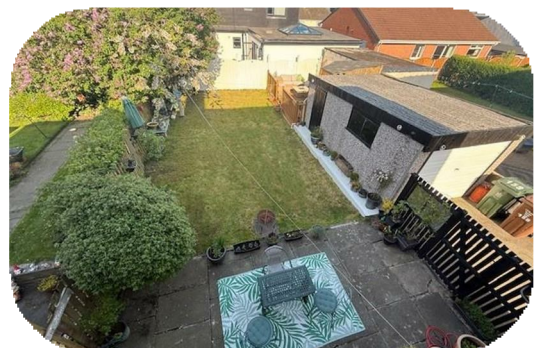
* MATURE SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * FAMILY SIZED *
* MODERN BATHROOM * GARDENS * DRIVE * GARAGE * POTENTIAL TO EXTEND (STPP) *

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

Benefits from gas central heating and mostly upvc double glazing.

The 'ready to move into' accommodation briefly comprises reception hall, lounge, dining/sitting room, fitted kitchen, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there is a long driveway leading to a detached garage, plus gardens to both front and rear.



Reception Hall

With radiator.

Lounge

With electric fire in ornate feature fireplace, bay window, two radiators.

Kitchen

6'5" x 8'4" (1.96m x 2.54m)

With a range of cream wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls.

Dining/Sitting

12'2" x 11'10" (3.71m x 3.61m)

With electric fire in feature fireplace, radiator and patio doors to rear garden.

First Floor Landing

Bedroom One

11'9" x 11'9" (3.58m x 3.58m)

With radiator.

Bedroom Two

11'9" x 12'1" (3.58m x 3.68m)

With radiator.

Bedroom Three

7'1" x 8'7" (2.16m x 2.62m)

With radiator.

Bathroom

Modern three piece suite, part tiled walls and radiator.

Exterior

To the outside there is ample driveway parking leading to a single garage, together with gardens.

Directions

From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the second exit onto Idle Rd 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			(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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