



Harrogate Road, Eccleshill,

£240,000

***** EXTENDED SEMI DETACHED *** THREE BEDROOMS *** MODERN SHOWER ROOM ***
* STUNNING OPEN PLAN LIVING DINING KITCHEN ** AMPLE PARKING ** LANDSCAPED GARDENS ***

Fantastic opportunity for a growing family to purchase this delightful three bedroom semi detached house. Close to Greengates shopping center and the Five Lane Ends Complex. Benefits gas central heating, upvc double glazing and alarm system. The spacious accommodation briefly comprises entrance porch, lounge, open plan living dining-kitchen, cloakroom/utility, three first floor bedrooms and a modern shower room.

Outside are landscaped gardens and ample parking.



Entrance Porch

Lounge

13'9" x 14'10" (4.19m x 4.52m)

With electric log effect fire in feature fireplace, oak flooring and radiator.

Dining Kitchen

20'8" x 14'1" narrowing to 13'6" (6.30m x 4.29m narrowing to 4.11m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel oven and hob, microwave, dishwasher, central island, oak flooring and part tiled walls.

Cloakroom/WC/Utility

With low suite wc, wash basin, tiled flooring, heated towel rail.

First Floor Landing

Bedroom One

12'5" x 10' (3.78m x 3.05m)

With radiator.

Bedroom Two

11'6" x 11'3" (3.51m x 3.43m)

With radiator.

Bedroom Three

8' x 9'6" (2.44m x 2.90m)

With radiator.

Shower Room

Modern shower room comprising shower cubicle, low suite wc, vanity sink unit, part tiled walls .

Exterior

To the outside there is a garden and parking to the front.

Directions

From our office in Idle village take the right onto New Street, continue onto Apperley Rd, turn right onto Leeds Rd/A657, turn right onto Harrogate Rd/A658 and the property will shortly be seen on the left displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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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