



Bolton Drive, Eccleshill,
Reduced To £234,000

**** EXTENDED SEMI DETACHED ** TWO RECEPTION ROOMS ** WELL PRESENTED ****

**** GOOD SIZED GARDEN ** MODERN KITCHEN & SHOWER ROOM ****

**** CCTV, RING DOORBELL & SECURE PARKING ** PERMISSION TO EXTEND GRANTED ****

A fantastic opportunity for the growing family to purchase this delightful three bedroom extended semi detached house. Benefiting from gas central heating and upvc double glazing, the well presented accommodation briefly comprises reception hall, lounge, sitting room, fitted kitchen, three first floor bedrooms and a lovely modern shower room.

To the outside there is a large driveway providing ample parking and a good sized lawn garden to rear.

Planning permission granted - can viewed via Bradford Planning website ref: 23/00033/HOU



Reception Hall

Storage cupboard and radiator.

Lounge

11'9" x 13'5" (3.58m" x 4.09m")

Modern electric fire with feature fireplace surround and radiator.

Kitchen

8'4" x 8'11" (2.54m" x 2.72m")

Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven & hob with extractor, plumbing for auto washer, part tiled and radiator.

Sitting Room

10'2" x 13'6" (3.10m" x 4.11m")

Radiator.

First Floor Landing

Bedroom One

11'8" x 13'5" (3.56m" x 4.09m")

Radiator.

Bedroom Two

8'1" x 7'3" (2.46m" x 2.21m")

Radiator.

Bedroom Three

10'3" x 5'9" (3.12m" x 1.75m")

Radiator.

Shower Room

Three piece suite shower cubicle, low flush wc, pedestal wash basin, heated towel rail, tiled walls & floor.

Exterior

Outside there is ample driveway parking to the front and side leading to a good sized lawn garden.

CCTV, ring door bell and manually operated security post for the drive.

Council Tax Band

C

Tenure

FREEHOLD

Planning Permission

Planning permission has been granted for the following: Two storey extension to side; part single storey, part two storey to rear and hip to gable roof extension with dormer windows to front and rear.

REF: 23/00033/HOU

Loft

Access via pull down ladder and part boarded, ideal for storage. New insulation August 2025.



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		

