



Bolton Drive, Eccleshill

£325,000

* EXTENDED SEMI * FOUR BEDROOMS * TWO RECEPTION ROOMS * TWO BATH/SHOWER ROOMS *

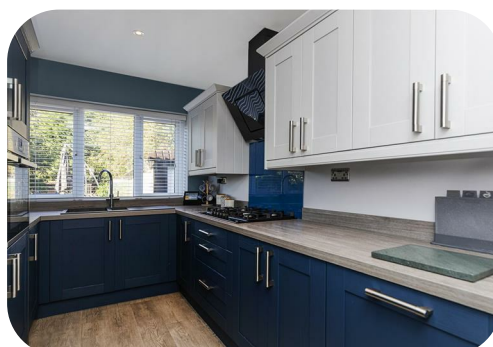
* POPULAR LOCATION * CLOSE TO AMENITIES * GARDEN * DRIVE * GARAGE *

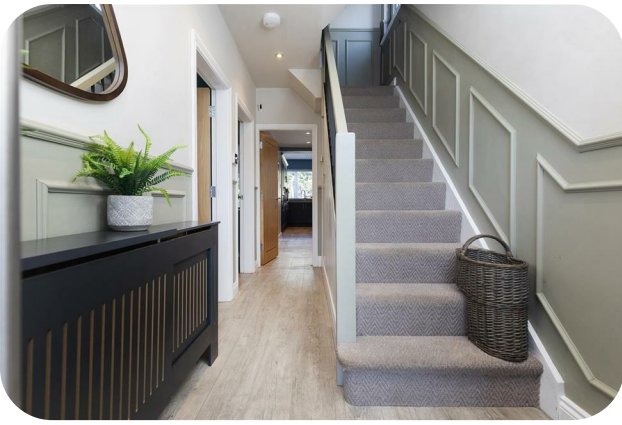
Nestled in a sought after residential area close to local amenities, shops, and both primary and secondary schools, this beautifully extended four bedroom semi detached property offers exceptional living space in immaculate condition.

Step inside to discover two generous reception rooms - perfect for entertaining or relaxing with family.

The heart of the home is the luxurious master suite, complete with a private dressing room, offering a peaceful retreat at the end of the day. Outside, the property boasts a large family-friendly garden ideal for outdoor gatherings, play, or quiet enjoyment. A private driveway and garage provide ample parking and storage.

This home combines style, space, and convenience - perfect for growing families or those seeking a move-in-ready property in a prime location.





Entrance Hall

With radiator.

Sitting Room

12'3" x 11'9" (3.73m x 3.58m)

Having a feature double glazed bay window, panelled walls and radiator.

Lounge/Diner

25'4" x 11'8" (7.72m x 3.56m)

The lounge area has a log burner set in chimney breast, built in cupboards, two radiators.

The dining area has a radiator, velux window and French doors leading to rear garden.

Kitchen

21' x 5'8" (6.40m x 1.73m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, built in boiling hot water tap, double oven, hob, extractor hood, dishwasher, integrated fridge/freezer, double glazed window, plumbing for auto washer, radiator, two double glazed windows.

First Floor

Bathroom

Modern three piece suite comprising freestanding bath, wash basin, low suite wc, radiator and double glazed window.

Bedroom Two

13'54" x 11'4" (3.96m x 3.45m)

With radiator and double glazed window.

Bedroom Three

10'1" x 11' (3.07m x 3.35m)

With radiator and double glazed window.

Bedroom Four

6'6" x 6'6" (1.98m x 1.98m)

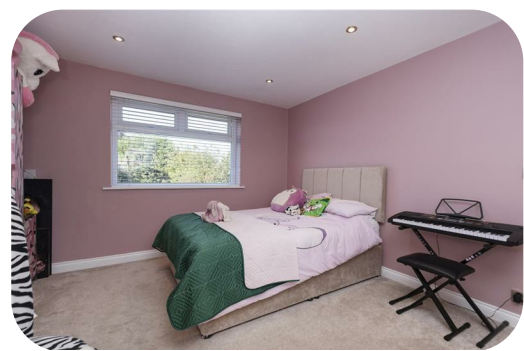
With radiator and double glazed window.

Second Floor

Bedroom One / Master Bedroom Suite

11'4" x 11'8" (3.45m x 3.56m)

With radiator and French doors leading to a Juliet style balcony. En-Suite Shower Room & Dressing Room;





En-Suite Shower Room

Modern three piece suite comprising double shower cubicle, low suite wc, wash basin, radiator and double glazed window.

Dressing Room

12'6" x 6'1" (3.81m x 1.85m)

With two velux windows.

Exterior

To the outside there is a decked and lawned garden to the rear with three double outdoor plug sockets, together with a driveway leading to a single garage with power & light and an EV charge point to the front.

Directions

From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the 1st exit onto Norman Ln, right onto Norman Av, right onto Bolton Dr and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

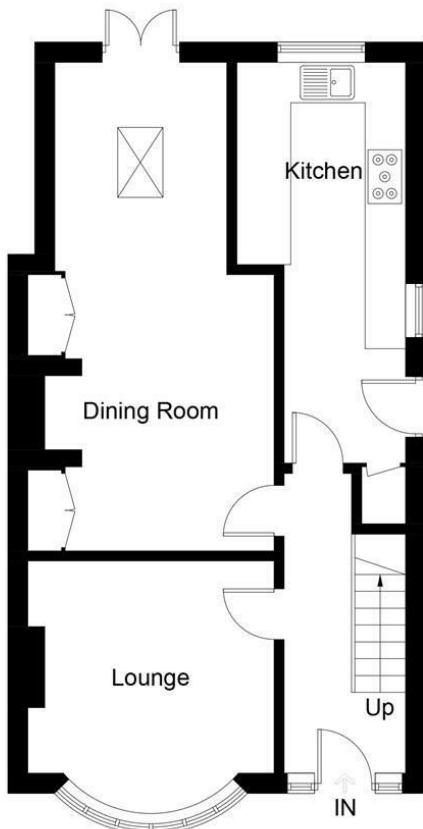
Council Tax Band

C / Bradford

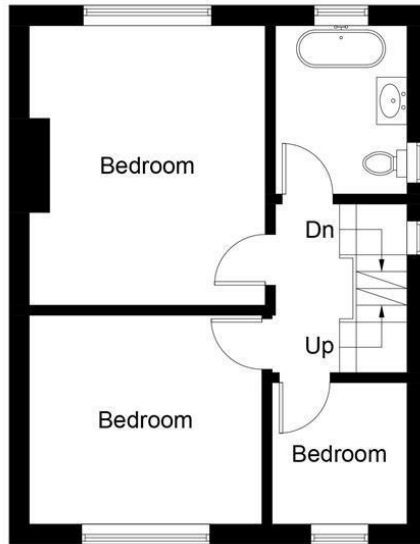


Bolton Drive, BD2

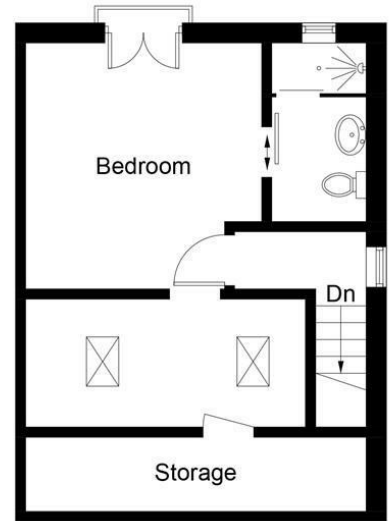
Approximate Gross Internal Area = 136 sq m / 1464 sq ft



Ground Floor

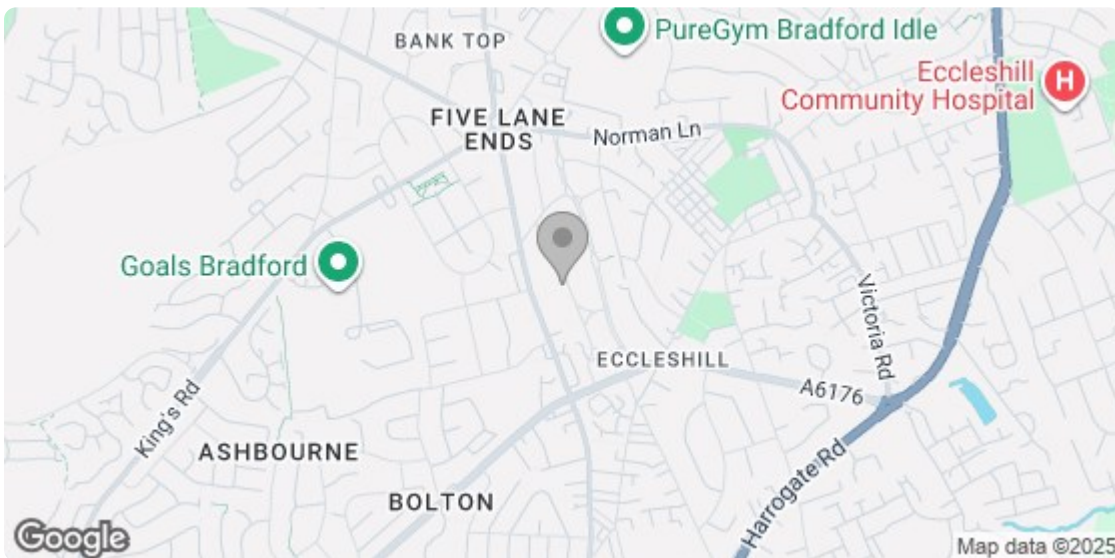


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1243584)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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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