



Leeds Road, Eccleshill,

£185,000

- * SEMI DETACHED * THREE BEDROOM * NO CHAIN*
- * MODERN KITCHEN/BATHROOM * GARAGE & SUMMERHOUSE *
- * FAMILY HOME * POPULAR LOCATION *

Available with vacant possession is this family sized three bedroom semi-detached house. Benefits gas central heating, UPVC double glazing and briefly comprises; Reception Hall, Lounge, fitted Dining Kitchen.

Three first floor Bedrooms and a white house Bathroom.

Outside are gardens, driveway leading to a garage and a outhouse.



Reception Hall

Central heating radiator.

Lounge

12'2 x 11'6 (3.71m x 3.51m)

Coal effect gas fire with feature fireplace surround. Central heating radiator.

Dining Kitchen

17'3 x 9'9 (5.26m x 2.97m)

Modern cream wall and base units with Stainless Steel sink unit. 8 ring cooking Range, plumbing for washing machine, Breakfast bar, tiled splash back and central heating radiator.

First Floor Landing

Bedroom One

12'7 x 9'6 (3.84m x 2.90m)

Central heating radiator.

Bedroom Two

11'4 x 10'1 (3.45m x 3.07m)

Central heating radiator.

Bedroom Three

6'6 x 7'8 (1.98m x 2.34m)

Central heating radiator.

Bathroom

Three piece white suite comprising of; low flush WC, hand wash basin and bath with shower over. Tiled walls and heated towel rail.

External

Gardens to the front and rear. Driveway leading to an oversized garage plus an additional Summer/outhouse with power and lighting.

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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(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		

