



**Hazelcroft, Eccleshill,**

**£165,000**

**\*\* SEMI DETACHED \*\* TWO BEDROOMS \*\* WELL PRESENTED \*\* CONSERVATORY \*\* NO CHAIN \*\*  
\*\* MODERN KITCHEN & SHOWER ROOM \*\* GARDENS & PARKING \*\* USEFUL ATTIC \*\***

Providing "ready to move into" accommodation on this delightful cul-de-sac- setting, is this modern two bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, lounge, modern fitted kitchen and conservatory, two first floor bedrooms and a modern shower room.

To the outside there are gardens and ample parking.

Viewing highly recommended!





## Entrance Porch

## Lounge

11'5" x 17'4" (3.48m" x 5.28m")

Having a coal effect gas fire in modern feature fireplace surround and radiator.

## Dining Kitchen

11'4" x 8'4" (3.45m" x 2.54m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven & hob with extractor, part tiled walls and radiator.

## Conservatory

9'8" x 7'8" (2.95m" x 2.34m")

Access to rear garden.

## First Floor Landing

## Bedroom One

9'3" x 11'3" (2.82m" x 3.43m")

With fitted wardrobes and radiator.

## Bedroom Two

11'4" x 8'5" (3.45m" x 2.57m")

With radiator. Access to attic.

## Shower Room

Modern three piece suite comprising walk in shower, low flush wc, pedestal wash basin and heated towel rail.

## Attic

Boarded.

## Exterior

To the outside there are gardens to front and rear, together with a driveway to the side providing off street parking.

## Council Tax Band

B

## Tenure

FREEHOLD.



**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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(8-11) <b>A</b>		
(81-91) <b>B</b>			(12-15) <b>B</b>		
(69-80) <b>C</b>			(16-20) <b>C</b>		
(55-68) <b>D</b>			(21-25) <b>D</b>		
(39-54) <b>E</b>			(26-30) <b>E</b>		
(21-38) <b>F</b>			(31-35) <b>F</b>		
(1-20) <b>G</b>			(36-40) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesates.co.uk](mailto:idle@sugdensesates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesates.co.uk](mailto:queensbury@sugdensesates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesates.co.uk](mailto:cleckheaton@sugdensesates.co.uk)  
website [www.sugdensesates.co.uk](http://www.sugdensesates.co.uk)

