



Hazelcroft, Eccleshill

£235,000

- * MODERN DETACHED * THREE BEDROOMS * CUL-DE-SAC * MODERN KITCHEN & BATHROOM *
- * MULTI PURPOSE GARAGE CONSERVATION/SUMMER HOUSE * SHORT DRIVE TO TRAIN STATION *
- * CLOSE TO AMENITIES, SUPERMARKET & SWIMMING BATHS *

Providing super 'ready to move into' accommodation, is this delightful three bedroom detached house. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern fitted dining kitchen, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there is driveway parking to the front, easy to maintain landscaped garden to the rear garage conversion/summer house.





Entrance Hall

With radiator.

Lounge

15'1" x 11'3" (4.60m x 3.43m)

With two radiators, store cupboard.

Dining Kitchen

Modern fitted dining kitchen having a range of wall and base units incorporating laminated sink unit, gas hob, electric oven, integrated dishwasher, radiator, plumbing for auto washer and upvc French doors to rear garden.

First Floor Landing

With radiator and store cupboard.

Bedroom One

11'5" x 8'3" (3.48m x 2.51m)

With built in wardrobes and radiator.

Bedroom Two

12'1" x 8'3" (3.68m x 2.51m)

With radiator.

Bedroom Three

6'1" x 8'1" (1.85m x 2.46m)

With radiator.

Bathroom

Modern three piece white suite, part tiled walls and heated towel rail.

Exterior

To the outside there are easy to maintain landscaped gardens, driveway and a glass fronted garage conversion/summer house.

Directions

From our office in Idle village head towards Hampton Pl, The Grn turns left and becomes Albion Rd, turn left to stay on Albion Rd, right onto Old Park Rd, at the roundabout take the 1st exit and stay on Old Park Rd, right onto Orchard Grove, right onto Harrogate Rd, left onto Hazelcroft and the property will be seen displayed via our For Sale board.





TENURE
FREEHOLD

Council Tax Band
C / Bradford





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(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.

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



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

