



**Bolton Drive, Eccleshill,**

**£220,000**

\* SEMI DETACHED \* THREE BEDROOMS \* POPULAR LOCATION \* FAMILY SIZED \*  
\* MODERN FITTED KITCHEN \* GARDENS \* DRIVEWAY \* GARAGE \*

A fantastic opportunity for a young family to purchase this delightful three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The 'ready to move into' accommodation briefly comprises reception hall, lounge, modern fitted kitchen, three first floor bedrooms, house bathroom and separate wc.

To the outside there are gardens, driveway and a detached garage.



### Entrance Hall

With radiator.

### Lounge

22'1" x 10'5" (6.73m x 3.18m)

Having a modern electric fire, two radiators, upvc French doors to rear garden.

### Kitchen

13'3" x 7'3" (4.04m x 2.21m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel five ring cooking range, plumbing for auto washer, part tiled walls, store cupboard.

### First Floor Landing

With radiator.

### Bedroom One

12'9" x 10'4" (3.89m x 3.15m)

With fitted wardrobes and drawers, radiator.

### Bedroom Two

9'1" x 10'4" (2.77m x 3.15m)

With radiator.

### Bedroom Three

7'2" x 5'10" (2.18m x 1.78m)

With radiator.

### Bathroom

Two piece white suite, tiled walls and radiator.

### Separate WC

With low suite wc, wash basin.

### Loft

13'7" x 9'5" (4.14m x 2.87m)

Accessed via a pull down ladder. With velux skylight.

### Exterior

To the outside there are gardens to front and rear, block paved drive leading to a detached garage.

### Directions

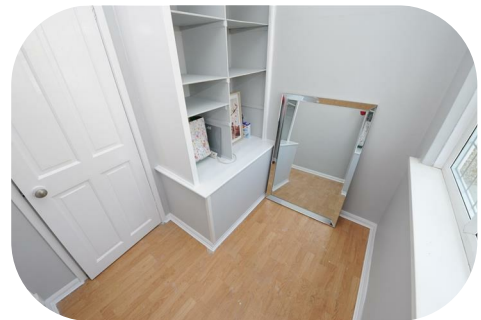
From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout, take the 2nd exit onto Idle Rd, left onto Bolton Rd, left onto Bolton Drive.

### TENURE

FREEHOLD

### Council Tax Band

B / Bradford



**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 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		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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