Sugdens
Sales & Lettings

Wharncliffe Drive, Eccleshill,

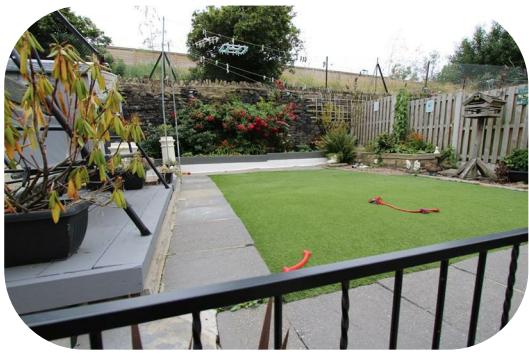
Offers Over £235,000

* SEMI DETACHED * THREE BEDROOMS * TWO BATH/SHOWER ROOMS * FAMILY SIZED *
* VERY WELL PRESENTED * MODERN KITCHEN * GARDENS * DRIVE * GARAGE *

Immaculate throughout and offering 'ready to move into' accommodation, is this delightful three bedroom semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, large lounge, modern fitted kitchen, downstairs bathroom, three good sized first floor bedrooms and a modern fitted shower room.

To the outside there is a block paved driveway leading to a detached garage, together with a split level landscaped garden to the rear.

Viewing is highly recommended.



Entrance

Lounge
20'8" x 11'5" (6.30m x 3.48m)
Modern electric fire set in media wall, bamboo flooring, radiator.

Kitchen
Modern fitted kitchen with a range of grey wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge freezer, dishwasher, radiator.

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

First Floor

Bedroom One
11'1" x 11'4" (3.38m x 3.45m)
With radiator.

Bedroom Two
11'6" x 9'4" (3.51m x 2.84m)
With radiator.

Bedroom Three
8'8" x 7'8" (2.64m x 2.34m)
With radiator.

Shower Room
Three piece modern suite.

Loft
20'8" x 10'2" (6.30m x 3.10m)
With velux skylight.

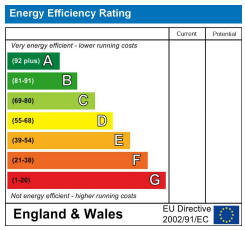
Exterior
To the outside there is a garden to the front, block paved drive leading to a detached garage, together with a split level landscaped garden to the rear with shed.

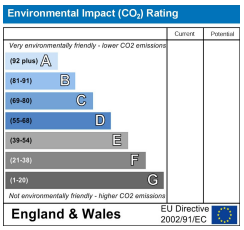
Directions
From our office in Idle village take the right onto New Street, continue onto Apperley Road, right onto Leeds Rd, continue to follow A657 for 0.5 miles, turn right onto Harrogate Rd, left onto Wharncliffe Dr.

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.





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