



Quarry Bank Road, Eccleshill,

£240,000

* MODERN SEMI DETACHED * THREE BEDROOMS * TWO BATH/SHOWER ROOMS *

* BUILT BY KEEPMOAT 2021 * MODERN FITTED KITCHEN * GARDENS & PARKING * NO CHAIN *

Providing "ready to move into" accommodation is this delightful three bedroom semi detached house. Benefits gas central heating, upvc double glazing and alarm system. The property briefly comprises reception hall, cloakroom, lounge, modern fitted dining kitchen. Three first floor bedrooms (master having ensuite shower room) plus a modern white house bathroom. Outside are gardens, driveway and parking.



Reception Hall

Storage cupboard and radiator.

Cloakroom

Low flush wc, pedestal wash basin and radiator.

Lounge

10'3" x 15'6" (3.12m" x 4.72m")

Radiator and upvc french door leading to rear garden.

Dining Kitchen

15'1" x 8'8" (4.60m" x 2.64m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, intergrated fridge freezer, intergrated washer and intergrated washing machine.

First Floor Landing

Radiator.

Bedroom One

10'8" x 8'6" (3.25m" x 2.59m")

Radiator.

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low flush wc, pedestal wash basin, part tiled and heated towel rail.

Bedroom Two

10'1" x 8'6" (3.07m" x 2.59m")

Radiator.

Bedroom Three

10'4" narrowing to 7'5" x 6'7" (3.15m" narrowing to 2.26m" x 2.01m")

Radiator.

Bathroom

Modern three piece suite comprising panel bath with shower over and screen, pedestal wash basin, low flush wc, part tiled and heated towel rail.

Exterior

Garden to front with driveway parking to the side together with an enclosed lawn and patio garden to rear.

Council Tax Band

C

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 ₂) Rating		
Current	Potential	Current	Current	Potential	Current
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92 plus)			A (92 plus)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (13-38)			F (13-38)		
G (1-12)			G (1-12)		
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		

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