



Sovereign Court, Eccleshill,

£190,000

* MODERN TOWN HOUSE * THREE BEDROOMS * OVER THREE FLOORS * CUL-DE-SAC *
* GARDEN * PARKING * GARAGE * CLOSE TO AMENITIES * NO CHAIN *

Offering family sized accommodation over three floors is this three bedroom modern town house. Occupying a delightful cul-de-sac setting and within easy reach of amenities, shops and local schools.

The property benefits from gas central heating, double glazing, garden and garage.

The accommodation briefly comprises reception hall, cloaks/wc, utility room and bedroom. There is a first floor lounge and dining kitchen. To the second floor there is a master bedroom having en-suite shower room, further bedroom and house bathroom.

To the outside there is parking, integral garage and an enclosed rear garden.



Entrance Hall

With store cupboard, laminated wood floor and radiator.

Cloakroom/WC

With low suite c, wash basin and radiator.

Bedroom Three

12'9" x 8'2" (3.89m x 2.49m)

With radiator and laminated wood floor.

Utility

With base units incorporating stainless steel sink unit, plumbing for auto washer, part tiled walls and radiator.

First Floor Landing

Lounge

14'8" x 13'2" (4.47m x 4.01m)

With radiator and Juliet style balcony.

Dining Kitchen

16'4" max x 14'6" max (4.98 max x 4.42 max)

Modern fitted dining kitchen having a range of cream wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for dishwasher, part tiled walls and two radiators.

Second Floor Landing

Bedroom Two

15' x 9'9" (4.57m x 2.97m)

With radiator.

Bedroom One

14'10" x 13'3" (4.52m x 4.04m)

With built in wardrobes and radiator. En Suite Shower Room;

En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, part tiled walls and radiator.

Bathroom

Three piece modern white suite comprising panelled bath with mixer shower over, low suite wc, pedestal wash basin, part tiled walls and radiator.

Exterior

To the outside there is off-road parking to the front for two cars leading to an integral garage. Together with an enclosed garden to the rear.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, at the end take the right into Bradford Road and proceed straight ahead at the Morrisons roundabout, upon reaching Five Lane Ends roundabout take the left onto Norman Lane, after half a mile take the left into Victoria Road, turn right onto Sovereign Court and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C / 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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