



## Bolton Drive, Eccleshill,

**£209,950**

\* SEMI DETACHED \* THREE BEDROOMS \* SOUGHT AFTER LOCATION \* GREAT STARTER HOME \*  
\* GARDENS \* DRIVEWAY \* MODERN BATHROOM \* SMALL PARCEL OF LAND INCLUDED \*

A fantastic opportunity for the first time buyer or young family to purchase this three bedroom semi-detached house, pleasantly tucked away in a particularly private corner position with its own small private access road leading to the driveway. The property enjoys an excellent degree of privacy, with no immediate neighbouring property to one side and is not directly overlooked.

Some internal decoration is required (reflected in the asking price) and benefits from gas central heating and uPVC double glazing. The accommodation briefly comprises entrance, lounge with bay window, dining kitchen with integrated dishwasher, three first floor bedrooms and recently fitted house bathroom with shower over the bath and glazed screen.

Externally, there are gardens, driveway and a 12-foot garden shed approximately one year old.

Viewing is highly recommended to fully appreciate the property's particularly private position and the accommodation on offer.



**Lounge**  
15' x 13'2" (4.57m x 4.01m)  
With radiator and double glazed bay window.

**Dining Kitchen**  
16'3" x 7'5" (4.95m x 2.26m)  
With fitted wall and base units incorporating stainless steel sink unit, integrated dishwasher, tiled splashback, oven, hob, extractor, plumbing for auto washer, understairs storage.

**First Floor**

**Bedroom One**  
8'1" x 11'7" (2.46m x 3.53m)  
With built in wardrobe, radiator and double glazed window.

**Bedroom Two**  
10'2" x 9'4" (3.10m x 2.84m)  
With radiator and double glazed window.

**Bedroom Three**  
6'1" x 6'8" (1.85m x 2.03m)  
With radiator and double glazed window.

**Bathroom**  
Modern three piece suite comprising panelled bath with shower and glazed shower screen over, low suite wc, pedestal wash basin, PVC clad ceiling (fitted Oct 2025), radiator and double glazed window.

**Exterior**  
To the outside there are gardens and driveway, together with a small parcel of land.

**Directions**  
From our office in Idle village take the left onto Idlecroft Rd, turn 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 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.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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