Sugdens
Sales & Lettings



Wharncliffe Drive, Eccleshill,

£135,000

* SEMI DETACHED * TWO BEDROOMS * NO ONWARD CHAIN *
* MODERN BATHROOM * GARDENS * GREAT STARTER HOME *
Looking for you first home? Investment? Downsizing? - Then this could be the house for you!!!
This two bedroom semi detached house is available with no onward chain and benefits from gas central heating and upvc double glazing.
The easy to maintain accommodation briefly comprises entrance, lounge, fitted kitchen, two first floor bedrooms and a modern house bathroom with white suite.
To the outside there are gardens.







Entrance

Lounge
12'4" x 12'9" (3.76m x 3.89m)
With a coal effect gas fire in feature fireplace surround, laminated wood floor, radiator.



Kitchen
11'2" x 9'9" (3.40m x 2.97m)
Beech-wood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, auto washer, radiator.



First Floor Landing
With radiator.

Bedroom One
12'4" x 12'10" (3.76m x 3.91m)
With radiator and store cupboard.



Bedroom Two
8'5" x 9'8" (2.57m x 2.95m)
With radiator.

Bathroom
Modern three piece modern white suite.



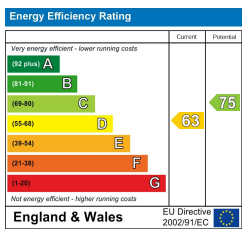
Exterior
To the outside there are gardens.

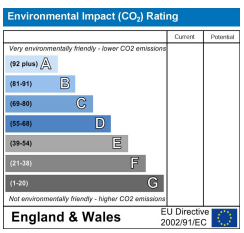
Directions
From our office in Idle village take the right onto New St, continue onto Apperley Rd, right onto Leeds Rd, right onto Harrogate Rd, left onto Wharncliffe Dr.

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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