Sugdens
Sales & Lettings



Leafield Avenue, Eccleshill,

£265,000

* EXTENDED SEMI DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS *
* GARDENS * PARKING * GARAGE * MODERN SHOWER ROOM * EXCELLENT FAMILY HOME *
Offering a fantastic family sized accommodation, is this delightful four bedroom extended semi detached.
Benefits from gas central heating, upvc double glazing and alarm system.
The spacious accommodation briefly comprises reception hall, lounge, dining kitchen, sitting room, four first floor bedrooms and a modern shower room.
To the outside there is a block paved driveway parking, garage and an enclosed rear patio garden with large outhouse.







Reception Hall

Lounge
11'5" x 12' (3.48m x 3.66m)
With an ornate cast iron feature fireplace, radiator.



Dining Kitchen
18'3" x 10' (5.56m x 3.05m)
Light oak effect fitted dining kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel oven and hob, plumbing for dishwasher, upvc French doors to the rear garden.

Sitting Room
14'5" x 9' (4.39m x 2.74m)
With radiator and upvc French doors to rear garden.



First Floor Landing

Bedroom One
6' x 6'4" max into robes (1.83m x 1.93m max into robes)
With built in wardrobes and radiator.

Bedroom Two
11'4" x 10'6" (3.45m x 3.20m)
With radiator.



Bedroom Three
12'1" x 11'7" (3.68m x 3.53m)
With radiator.

Bedroom Four
11'9" x 9'1" (3.58m x 2.77m)
With radiator.

Shower Room
Three piece modern suite, tiled walls and heated towel rail.



Loft
With velux skylight. Accessed via space-saver steps.

Exterior
To the outside there is a block paved drive to the front with garage, enclosed patio garden to the rear with large outhouse.

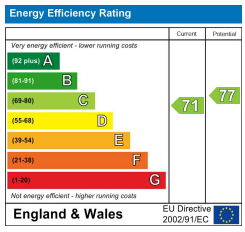
Directions
From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, left onto Bolton Rd, right onto Leafield Ave.

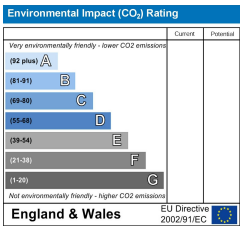


TENURE
FREEHOLD

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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