



## Wharncliffe Drive, Eccleshill,

**£169,950**

\* STONE SEMI DETACHED \* TWO BEDROOMS \* MODERN KITCHEN & BATHROOM \*  
\* CONTEMPORARY DECOR \* PARKING \* ENCLOSED GARDEN \*

A fantastic opportunity for the young family or first time buyer to purchase this two bedroom semi detached house. Very well presented and benefits from gas central heating, upvc double glazing and alarm system.

The 'ready to move into' accommodation briefly comprises entrance porch, lounge, modern fitted kitchen, two first floor bedrooms and a modern white house bathroom.

To the outside there is off-road parking and an enclosed rear garden.

Viewing recommended.



### Entrance Porch

With tiled floor.

### Entrance Hall

With tiled floor.

### Lounge

13'1" x 12'1" (3.99m x 3.68m)

With radiator.

### Kitchen

10'7" x 12' (3.23m x 3.66m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, radiator, store cupboard, integral fridge freezer, tiled floor.

### First Floor Landing

With radiator.

### Bedroom One

13' x 12'1" (3.96m x 3.68m)

With radiator.

### Bedroom Two

10'11" x 6'6" (3.33m x 1.98m)

With modern wardrobes and radiator.

### Bathroom

Three piece modern white suite, part tiled walls, radiator and heated towel rail.

### Exterior

To the outside there is a small garden to the front, large drive to the side, and an enclosed garden to the rear with outhouse/summerhouse.

### Directions

From our office in Idle village take the right onto New Street, proceed onto Apperley Road, at the bottom take the right onto Leeds Road, proceed all the way to the junction at Greengates taking the right here into Harrogate Road, after 1 mile take the left onto Wharncliffe Drive and the property will shortly be seen displayed via our For Sale board.

### 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 (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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