Sugdens
Sales & Lettings

Bolton Drive, Eccleshill,

£180,000

* SEMI DETACHED BUNGALOW * TWO BEDROOMS * TWO RECEPTION ROOMS *
* NO CHAIN * GOOD SIZED GARDENS * REQUIRES SOME MODERNISATION *

Available with no onward chain, is this delightful two bedroom semi detached bungalow.
Benefits from gas central heating, upvc double glazing and alarm system.
The accommodation briefly comprises reception hall, lounge, dining/sitting room, kitchen, two bedrooms and bathroom.
To the outside there are good sized gardens and driveway parking.

Reception Hall
With radiator and store cupboard.

Lounge
12'2" x 11'2" (3.71m x 3.40m)
With gas fire, bay window, radiator.

Dining/Sitting Room
11'7" x 11'3" (3.53m x 3.43m)
With gas fire in feature fireplace surround, radiator.

Kitchen
10'4" x 8'1" (3.15m x 2.46m)
With wall and base units incorporating stainless steel sink unit, gas cooker, plumbing for auto washer.

Bedroom One
11'1" x 13'3" (3.38m x 4.04m)
With radiator and built in storage.

Bedroom Two
8'1" x 8'10" (2.46m x 2.69m)
With radiator.

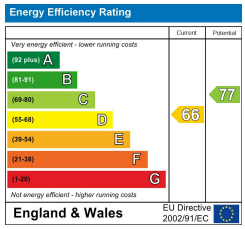
Bathroom
Thee piece suite, part tiled walls and radiator.

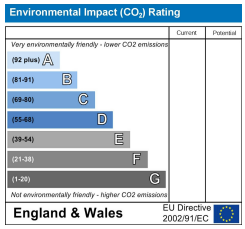
Exterior
To the outside there are gardens front and rear, together with a driveway to the side.

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 Norman Grove, right onto Westwood Grove, right onto Bolton Dr and the property will 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.

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