Sugdens
Sales & Lettings



Hazelcroft, Eccleshill,

£172,000

* SEMI DETACHED * TWO BEDROOMS * WELL PRESENTED * IDEAL STARTER HOME *
* CONSERVATORY * NO CHAIN * MODERN KITCHEN & SHOWER ROOM * GARDENS * PARKING *
Providing "ready to move into" accommodation on this delightful cul-de-sac- setting, is this modern two bedroom semi detached house.
Benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, lounge, modern fitted kitchen and conservatory, two first floor bedrooms and a modern shower room.
To the outside there are gardens and ample parking.
Viewing highly recommended!







Entrance Porch

Lounge
11'5" x 17'4" (3.48m x 5.28m)
With a coal effect gas fire in modern feature fireplace surround, radiator.



Dining Kitchen
11'4" x 8'4" (3.45m x 2.54m)
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven, hob, extractor, part tiled walls and radiator.

Conservatory
9'8" x 7'8" (2.95m x 2.34m)
With access to rear garden.



First Floor Landing

Bedroom One
9'3" x 11'3" (2.82m x 3.43m)
With fitted wardrobes and radiator.

Bedroom Two
11'4" x 8'5" (3.45m x 2.57m)
With radiator. Access to attic.



Attic
Boarded.

Exterior
To the outside there are gardens to front and rear, together with a driveway to the side providing off-road parking.

Directions
From our office in Idle village take the right onto New Street, continue onto Apperley Rd, turn right onto Leeds Rd, at Greengates turn right onto Harrogate Rd/A658, turn left onto Hazelcroft.

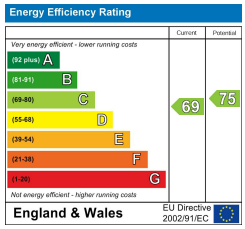


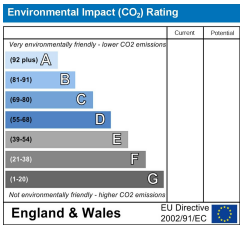
TENURE
FREEHOLD

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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