



## Summerbridge Crescent, Eccleshill

£299,950

**\*\* EXTENDED SEMI DETACHED \*\* FIVE BEDROOMS \*\* OPEN PLAN LIVING KITCHEN \*\*  
\*\* TWO BATH/SHOWER ROOMS \*\* THREE FLOORS OF ACCOMMODATION \*\*  
\*\* REAR VIEWS \*\* GARDENS, DRIVEWAY & GARAGE \*\***

Fantastic opportunity for a growing family to purchase this delightful five bedroom extended semi detached house. Benefits from gas central heating, UPVC double glazing and downlighters. Briefly comprises; Reception Hall, Lounge, impressive Living Dining Kitchen. Three first floor Bedrooms (one currently used as an office) plus modern white house Bathroom. Two further attic Bedrooms with a Shower room. Outside there are gardens, driveway and garage.





## Reception Hall

### Lounge

15'10 x 11'9 (4.83m x 3.58m)

Modern electric fire set into the chimney breast, laminate wooden flooring and central heating radiator.

### Living Dining Kitchen

19'0 x 14'3 (5.79m x 4.34m)

Modern wall and base units with work surface over tiled splash back and Stainless Steel sink and drainer. Stainless Steel double oven, gas hob and microwave. Plumbing for a washing machine and UPVC French doors leading out to the rear garden.

## First Floor Landing

### Bedroom One

13'8 x 8'5 (4.17m x 2.57m)

Central heating radiator.

### Bedroom Two

10'4 x 8'10 (3.15m x 2.69m)

Central heating radiator.

### Bedroom Three/ Office

6'7 x 6 (2.01m x 1.83m)

Central heating radiator.

## Bathroom

Three piece modern white suite comprising of; low flush WC, vanity unit and bath with shower over. Tiled with heated towel rail.

## Second Floor Landing

### Bedroom Four

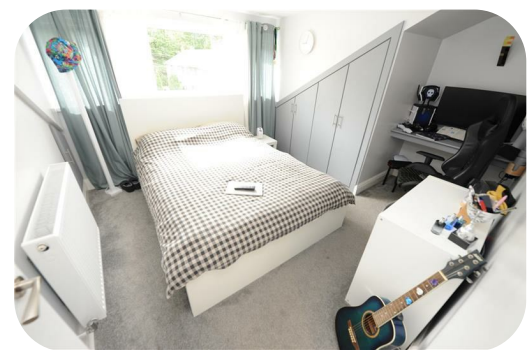
8'8 x 9'4 (2.64m x 2.84m)

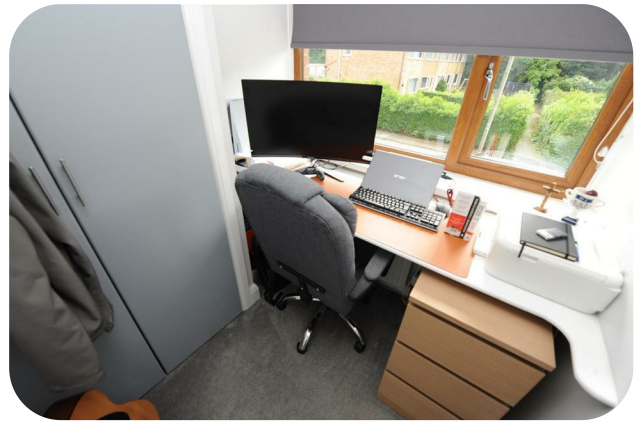
Built in wardrobes and central heating radiator.

### Bedroom Five

10'4 x 7'5 (3.15m x 2.26m)

Built in wardrobes and central heating radiator.





### Shower Room

Modern three piece suite comprising; low flush WC, vanity unit and shower. Tiled with a heated towel rail.

### External

Pebble garden to the front. Gated driveway leading down the side of the property with garage and patio garden to the rear.

### Council Tax

Band B.

### Tenure

Freehold.

### Please Note

Planning has been approved for single storey side extension; front porch extension; front dormer window and new lean to pitched roof to existing rear extension (Permitted development rear dormer window)

Reference number. 20/04740/HOU

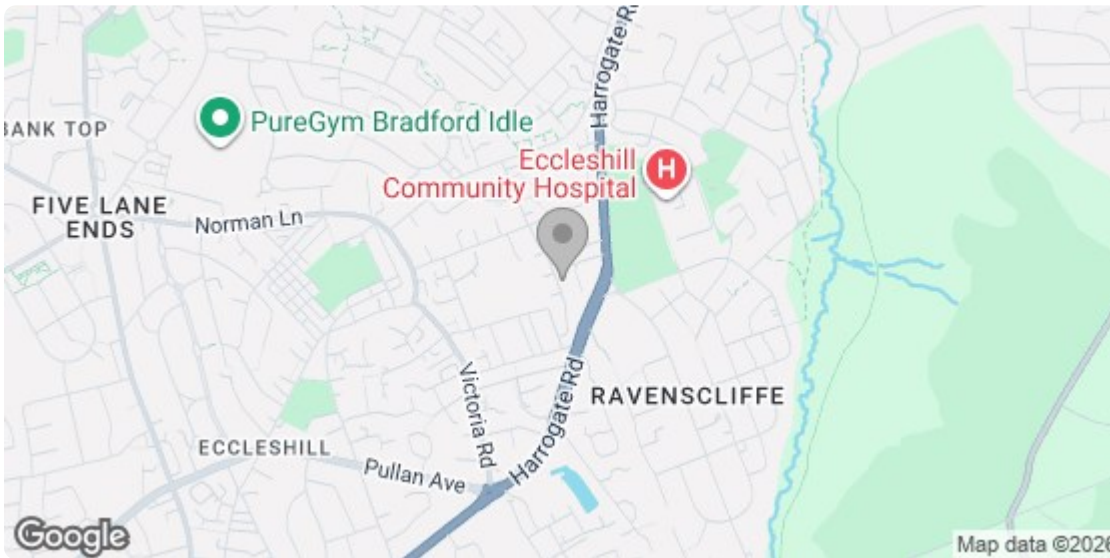


# Summerbridge Crescent, BD10

Approximate Gross Internal Area = 123.1 sq m / 1325 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1312707)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		

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