



Tunwell Street, Eccleshill

£225,000

* MODERN SEMI DETACHED * THREE BEDROOMS * 9 YEARS OLD, approx. * FAMILY HOME *
* VERY WELL PRESENTED * CLOSE TO ECCLESHILL VILLAGE * LANDSCAPED GARDENS *
Occupying a delightful cul-de-sac setting and benefiting from gas central heating and upvc double glazing, is this modern three bedroom semi detached house.

The family sized 'ready to move into' accommodation briefly comprises reception hall, cloakroom/wc, lounge, modern fitted kitchen, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there is parking for two cars and a lovely enclosed landscaped garden.





Entrance Hall

With radiator.

Cloakroom/WC

With low suite wc, wash basin and radiator.

Lounge

12'3" x 14'9" (3.73m x 4.50m)

With radiator and upvc French doors to rear garden.

Dining Kitchen

7'5" x 19'2" (2.26m x 5.84m)

Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge freezer, radiator.

First Floor Landing

Bedroom One

10'4" x 14'9" (3.15m x 4.50m)

With radiator.

Bedroom Two

7'3" x 13'5" (2.21m x 4.09m)

With radiator.

Bedroom Three

7'5" x 9'6" (2.26m x 2.90m)

With radiator.

Bathroom

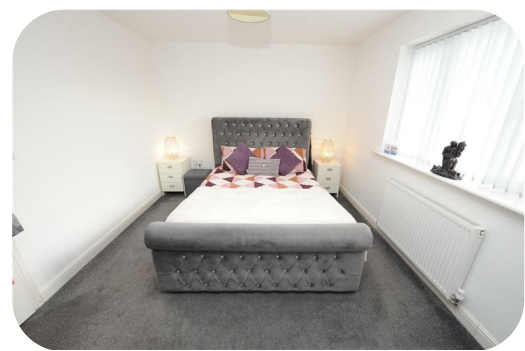
Three piece modern white suite, part tiled walls and heated towel rail.

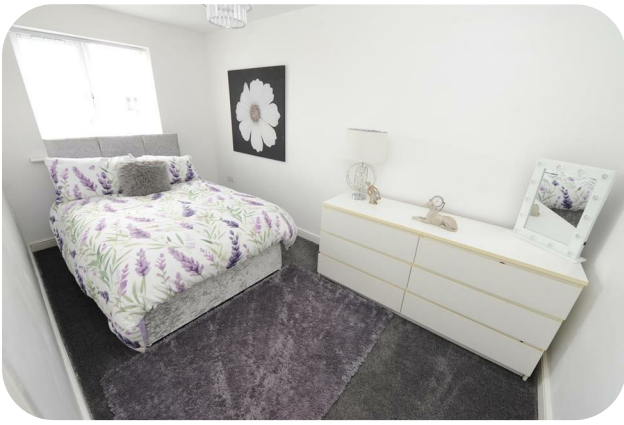
Exterior

To the outside there is parking for two cars to the front and an enclosed patio garden to the rear.

Directions

From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, go through the roundabout, at the roundabout take the 1st exit onto Norman Ln, continue onto Victoria Rd, right onto Tunwell St and the property will be seen displayed via our For Sale board.

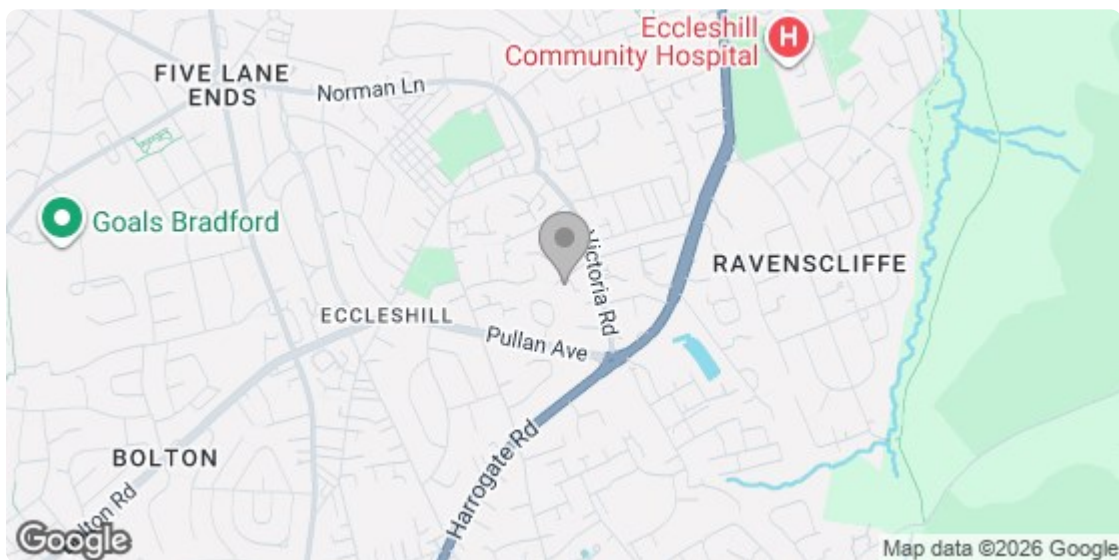




TENURE
FREEHOLD

Council Tax Band
C / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			

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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