Sugdens
Sales & Lettings



Deanery Gardens, Eccleshill,

Reduced To £198,000

* DETACHED * THREE BEDROOMS * REFURBISHED/MODERNISED THROUGHOUT * FAMILY SIZED * * DRIVEWAY PARKING * CLOSE TO ECCLESHILL VILLAGE * CONTEMPORARY DECOR *

Having been recently refurbished throughout and offering 'ready to move into' accommodation, is this very well presented three bedroom detached.

Benefits from gas central heating, upvc double glazing and alarm system.

The property briefly comprises entrance, through lounge with dining area, modern fitted kitchen, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens and driveway parking.







Entrance Hall

Lounge / Dining Area
26'3" max into dining area x 12' (8.00m max into dining area x 3.66m)
Modern glass fire with audio/display plinths, radiator.



Kitchen
10'7" x 7'5" (3.23m x 2.26m)
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, store cupboard, part tiled walls and radiator.

First Floor Landing

Bedroom One
14'5" x 8'10" (4.39m x 2.69m)
With radiator.



Bedroom Two
11'6" x 8'10" (3.51m x 2.69m)
With radiator.

Bedroom Three
7'10" x 6'2" (2.39m x 1.88m)
With radiator.



Bathroom
Modern three piece suite, part tiled walls, radiator.

Exterior
To the outside there are gardens and driveway parking.

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 1st exit onto Norman Ln, continue onto Victoria Rd, turn left onto Park Rd, right onto Cavendish Rd, right onto Deanery Gardens.

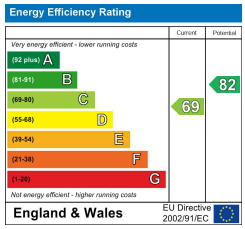


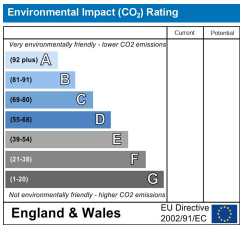
TENURE
FREEHOLD

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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