



Sherwood Place, Eccleshill,

£180,000

*** TERRACE * FOUR BEDROOMS * OVER THREE FLOORS * WELL PRESENTED *
* MODERN KITCHEN & BATHROOM * GARDEN * PARKING ***

Immaculately presented four bedroom home offering spacious accommodation across three floors.

Featuring a modern kitchen and bathroom, enclosed rear garden and off-street parking.

This superb property is sure to appeal to a wide range of buyers thanks to its stylish, move-in-ready accommodation and excellent living space throughout.

Viewing essential to appreciate accommodation on offer!!



Reception Hall

With radiator.

Lounge

15'1" x 12' (4.60m x 3.66m)

With living flame gas fire in fireplace surround, French doors, radiator, double glazed window, coving to ceiling.

Dining Kitchen

15'3" x 12'4" (4.65m x 3.76m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback and floor, integrate fridge/freezer, microwave, oven, hob, extractor fan, radiator, double glazed window, plumbing for auto washer.

Occasional Basement Room / Cellar

14'5" x 10'8" (4.39m x 3.25m)

With radiator and double glazed window.

First Floor Landing

With double glazed window. Useful storage.

Bedroom One

15'2" x 10'4" (4.62m x 3.15m)

With radiator and double glazed window.

Bedroom Two

15' x 10' (4.57m x 3.05m)

With radiator and double glazed window.

Bathroom

Modern four piece bathroom comprising panelled bath, bidet, low suite wc, vanity sink unit, radiator and double glazed window.

Second Floor

With velux window.

Bedroom Three

10' x 14'1" (3.05m x 4.29m)

With velux window and radiator.

Bedroom Four

14'3" x 9'7" (4.34m x 2.92m)

With velux window and radiator.

Exterior

To the outside there is off-road parking to the front and a well maintained enclosed neat garden to the rear.

Directions

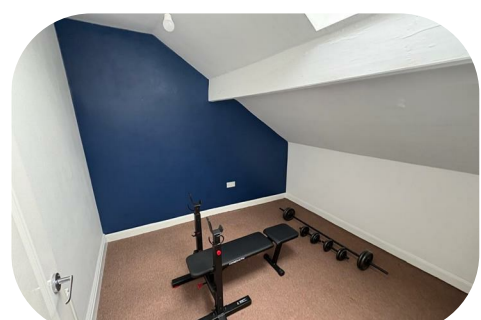
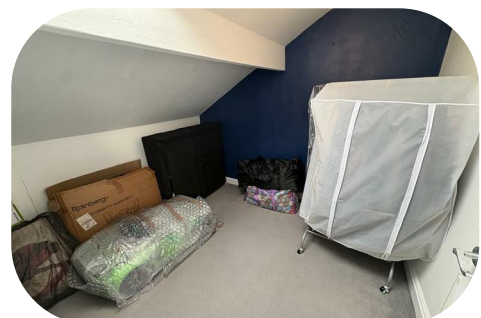
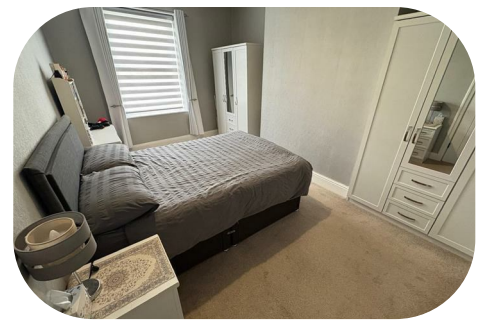
From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, left onto Bolton Rd, right onto Leeds Rd, right onto Harrogate Rd, left onto Sherwood Pl and the property will be seen displayed via our For Sale board.

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.

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

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