



Eastwood Avenue, Illingworth

£240,000

* SEMI DETACHED * THREE BEDROOMS * POPULAR LOCATION * STUNNING THROUGHOUT *

* READY TO MOVE INTO * LANDSCAPED GARDENS * OFF STREET PARKING * GARAGE *

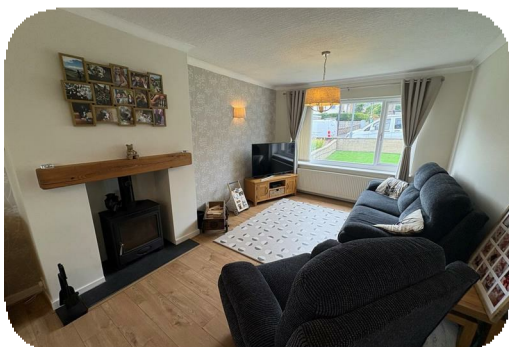
An excellent opportunity to purchase a family sized three bedroom semi-detached house in a popular location.

Close to highly regarded schools, Morrisons supermarket, transport links and many rural walks.

The property has been updated by the current owners to offer 'ready to move into' accommodation and benefits from a modern fitted kitchen, house bathroom and fitted wardrobes.

To the outside there are landscaped gardens to both front and rear, together with a driveway providing off street parking and a single garage.

* We are informed by the vendors that the external render & roof have been recently re-furbished and that a new boiler is in place.





Entrance Hall

Radiator.

Kitchen

16'8" x 8'4" (5.08m" x 2.54m")

Cream fitted kitchen with oak worktops comprising stainless steel sink unit, integrated dishwasher, double oven & hob with extractor, plumbing for washing machine, storage cupboard, radiators and upvc door leading to rear.

Lounge / Diner

22'3" x 10'6" (6.78m" x 3.20m")

Multi fuel fire, radiator and french door leading to rear garden.

First Floor Landing

Loft access via pull down ladder.

Bedroom One

10'7" x 10'9" (3.23m" x 3.28m")

Modern built in wardrobes and radiator.

Bedroom Two

10'6" x 10'9" (3.20m" x 3.28m")

Built in wardrobes and radiator.

Bedroom Three

8'4" x 7'2" (2.54m" x 2.18m")

Radiator.

Bathroom

Modern three piece suite comprising panel bath, vanity sink unit, low flush wc, radiator, tiled walls and floor.

Exterior

Well maintained landscaped gardens to front and rear with artificial lawn, patio and boarders. To the front is a driveway providing off street parking and single garage.

Tenure

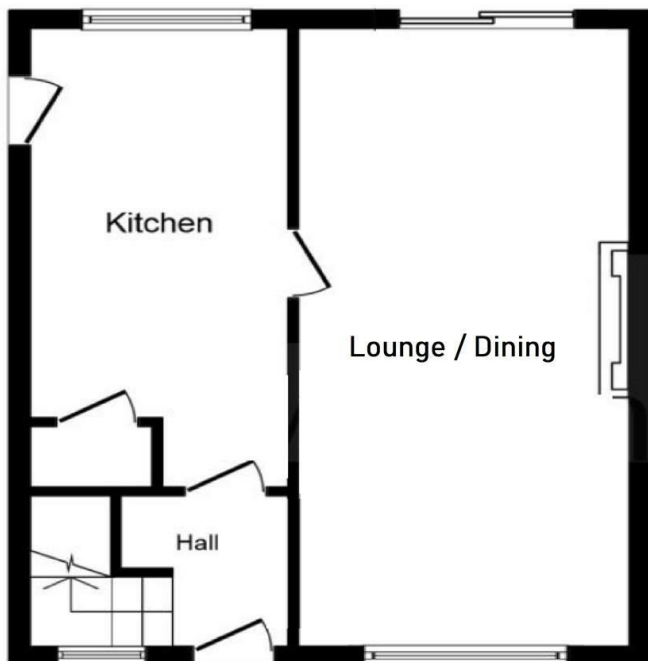
FREEHOLD.

Council Tax Band

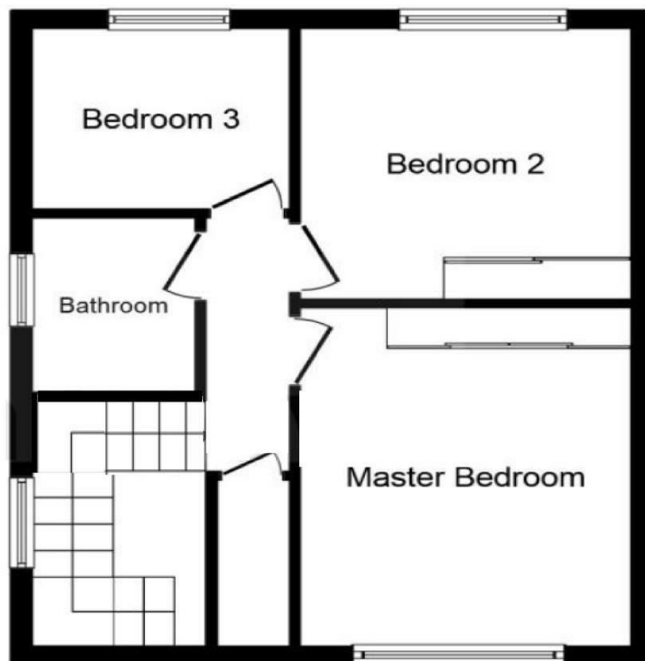
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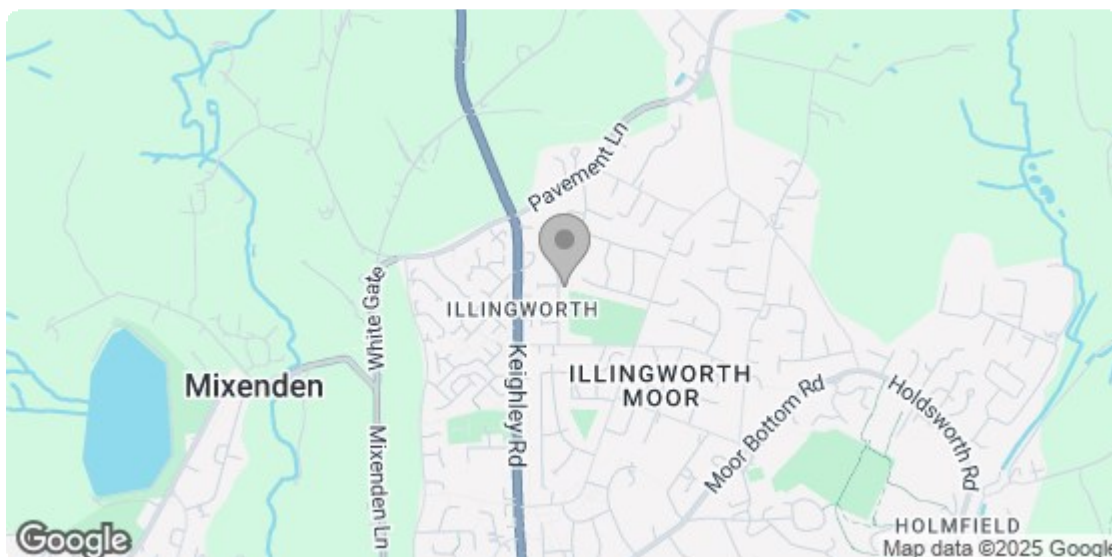


Ground Floor



First Floor

This plan is for illustrative purposes only and may not be representative of the property. plan not to scale



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 (CO ₂) 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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