Sugdens
Sales & Lettings



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.

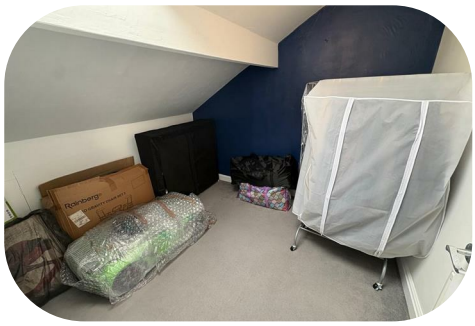
TENURE
FREEHOLD

Council Tax Band
B / Bradford



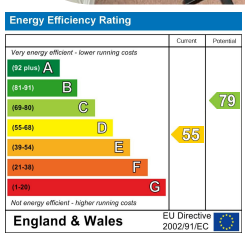


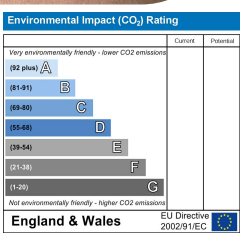






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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.





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