



Lodore Avenue, Eccleshill

£220,000

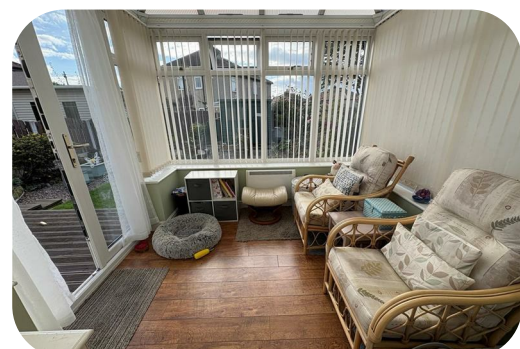
* SEMI DETACHED * THREE BEDROOMS * IDEAL STARTER HOME * CONSERVATORY *
* GARDENS * PARKING * CLOSE TO AMENITIES * MODERN KITCHEN & BATHROOM *

Well-presented three-bedroom semi-detached home, ideal for first-time buyers and growing families. Benefiting from a modern fitted dining kitchen, conservatory and a convenient ground floor WC, this attractive home is situated within easy reach of local amenities, shops, and highly regarded schools.

The accommodation briefly comprises entrance hall, spacious lounge, modern dining kitchen, conservatory and ground floor WC.

To the first floor are three well-proportioned bedrooms and a contemporary house bathroom.

Externally, the property enjoys gardens to the front and rear, together with a driveway providing ample off-street parking.





Entrance Hall

Cloakroom/WC

Modern two piece suite comprising low suite wc and vanity sink unit, extractor fan.

Lounge

14'6" x 11'9" (4.42m x 3.58m)

With living flame gas fire in fireplace surround, radiator and double glazed window.

Dining Kitchen

18'9" x 6'4" (5.72m x 1.93m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, plumbing for auto washer, double glazed window. Dining Area has a radiator and upvc doors to conservatory.

Conservatory

8'9" x 8'9" (2.67m x 2.67m)

With electric heater and French doors to rear.

First Floor

Bedroom One

14' x 9'5" (4.27m x 2.87m)

With modern sliding door wardrobe, radiator and double glazed window.

Bedroom Two

9'8" x 9'6" (2.95m x 2.90m)

With sliding door wardrobe, radiator and double glazed window.

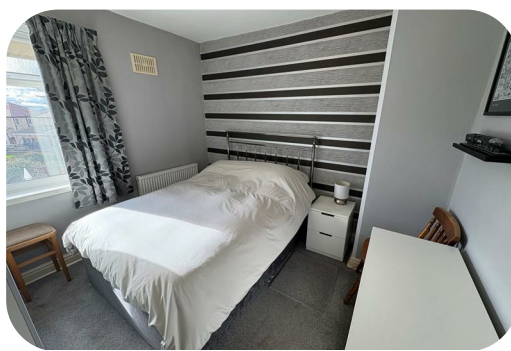
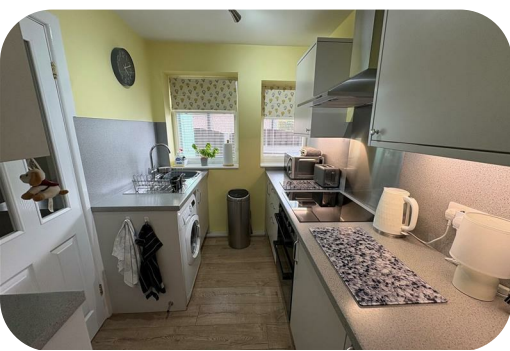
Bedroom Three

7' x 5'8" (2.13m x 1.73m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.





Directions

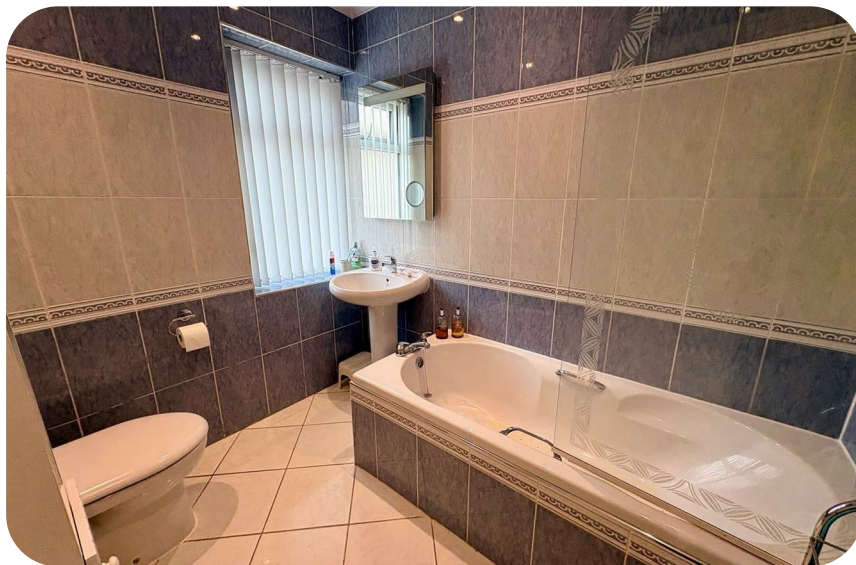
From our office in Idle village turn left onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, turn right onto Ennerdale Rd, right onto Lodore Ave.

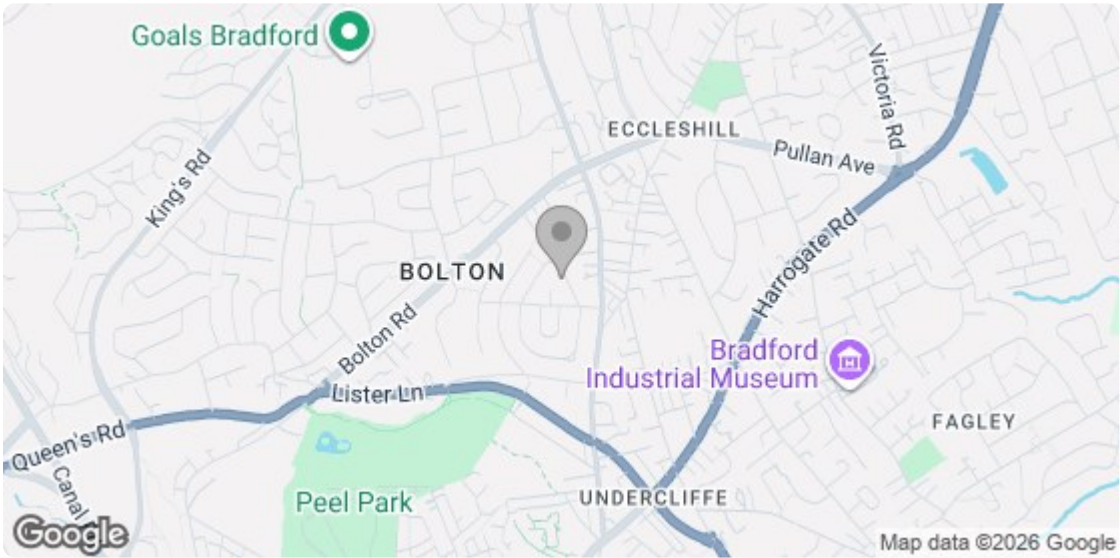
TENURE

FREEHOLD

Council Tax Band

A / 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 (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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