



## Sovereign Court, Eccleshill

**£235,000**

\* WELL PRESENTED TOWN HOUSE \* THREE BEDROOMS \* TWO RECEPTION ROOMS \*  
\* MODERN KITCHEN & BATHROOM \* EN-SUITE & CLOAKROOM FACILITIES \* GARDEN \* PARKING \*

Occupying a modern and popular cul-de-sac location, is this three bedroom inner town house.

Set over three floors, the larger than average property benefits from gas central heating, upvc double glazing and alarm system. Briefly comprises ground floor reception hall, cloakroom/wc, modern fitted kitchen, separate dining/sitting room, first floor lounge, study and bedroom three, together with two further bedrooms to the second floor - master bedroom having an en-suite shower room, together with a modern house bathroom.

To the front of the property there is a driveway to the front, enclosed lawned and decked garden to the rear.





### Reception Hall

With store cupboard and radiator.

### Kitchen

14'7" x 12'10" (4.45m x 3.91m)

Modern grey fitted kitchen having a range of wall and base units incorporating laminated sink unit, complementary work surfaces, electric oven, hob, fridge freezer, dishwasher, radiator.

### Dining/Sitting Area

16'7" x 7'11" (5.05m x 2.41m)

With radiator.

### Cloakroom/WC

With low suite wc, wash basin and radiator.

### First Floor Landing

#### Lounge

14'9" x 13'1" (4.50m x 3.99m)

With two radiators and a Juliet style balcony.

#### Study

7'10" x 6'3" (2.39m x 1.91m)

With radiator.

#### Bedroom Three

9'11" narrowing to 6' x 14'8" (3.02m narrowing to 1.83m x 4.47m)

### Second Floor Landing

#### Bedroom One

13'1" x 12'11" (3.99m x 3.94m)

With built in modern wardrobes and radiator. En Suite Shower Room;

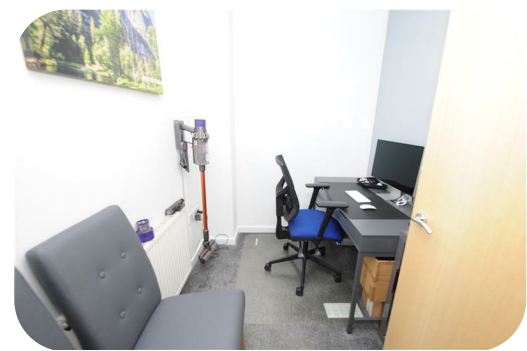
#### En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, part tiled walls and radiator.

#### Bedroom Two

12'11" x 9'11" (3.94m x 3.02m)

With built in modern wardrobes and a radiator.





### Bathroom

Three piece modern white suite having a bath with mixer shower over, low suite wc, pedestal wash basin, part tiled walls.

### Exterior

To the outside there is parking for two cars to the front, together with an enclosed south-facing lawned and decked garden to the rear.

### Directions

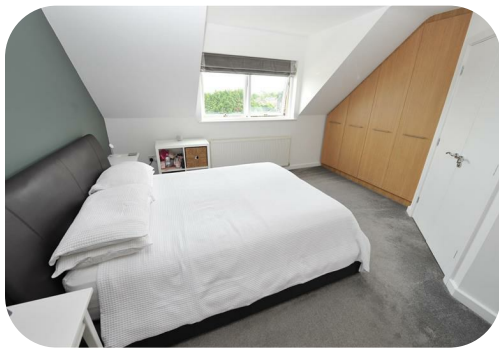
From our office in Idle village take the left onto Idlecroft Road, turn right onto Bradford Road, proceed straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the 1st exit onto Norman Ln, continue onto Victoria Rd, turn right onto Sovereign Ct and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

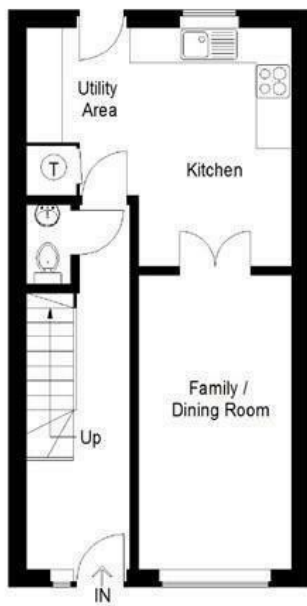
### Council Tax Band

C / Bradford

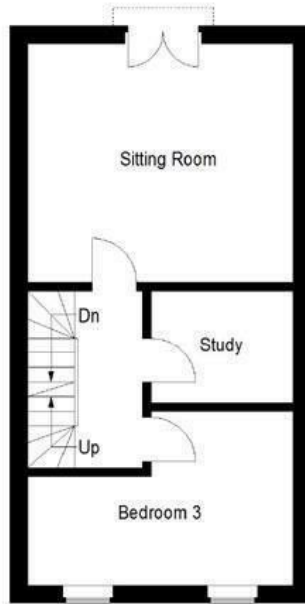


# 31 Sovereign Court, BD2 2DB

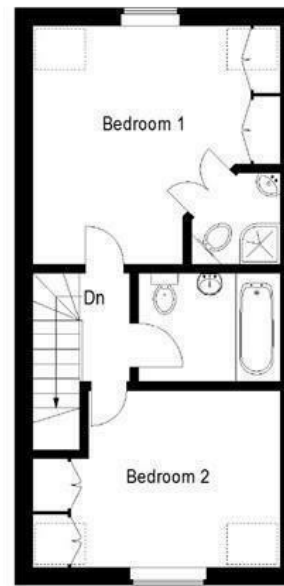
Approximate Gross Internal Area = 122 sq m / 1313 sq ft



Ground Floor



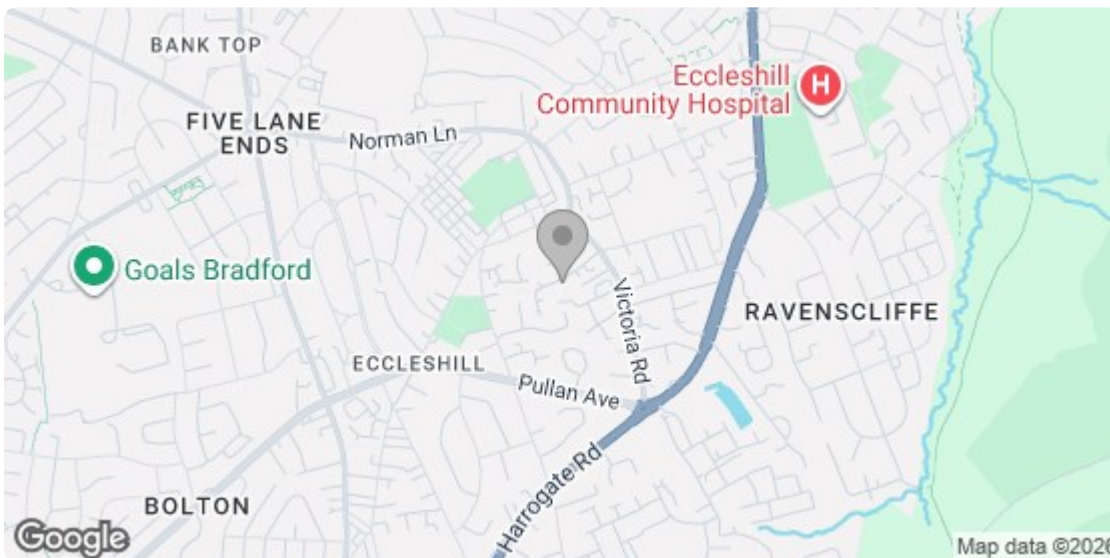
First Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2015 (ID189047)



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

**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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