



Acre Drive, Eccleshill,

£209,995

**** EXTENDED SEMI DETACHED ** THREE BEDROOMS ** TWO RECEPTION ROOMS ****
**** LUXURY OUTHOUSE ** LANDSCAPED GARDENS ** AMPLE PARKING ****
**** MODERN BATHROOM ** NO CHAIN ****

Available with vacant possession and offering fantastic family sized accommodation, is this delightful three bedroom semi detached house.

The property has been extended to the rear and requires "finishing off".

The property also features a luxury outhouse and landscaped gardens.

Benefits from gas central heating and upvc double glazing.

Only an internal inspection will fully reveal what is on offer!



Entrance

Open Plan Lounge / Dining Area

18'10" max x 17'10" max (5.74m" max x 5.44m" max)

Coal effect gas fire with feature fireplace surround, black granite hearth, two radiators and upvc french doors to rear garden.

Kitchen

8'5" x 7'7" (2.57m" x 2.31m")

Pine effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas cooker, part tiled and storage cupboard.

Extention Room

15'7" x 13'3" (4.75m" x 4.04m")

To be finished by new buyer. (upvc french doors leading to rear)

First Floor Landing

Bedroom One

14'7" (into wardrobe) x 9'1" (4.45m" (into wardrobe) x 2.77m")

Built in mirror wardrobes and radiator.

Bedroom Two

12'4" (into wardrobe) x 8'9" (3.76m" (into wardrobe) x 2.67m")

Built in mirror wardrobes.

Bedroom Three

7'1" x 6'11" (2.16m" x 2.11m")

Radiator.

Bathroom

Three piece white suite comprising panel bath with shower & screen over, pedestal wash basin, low flush wc, tiled walls and radiator.

Loft

Part boarded with a pull down ladder.

Exterior

Outside there is a block paved drive to the front providing ample off road parking with a large landscaped garden to the rear.

Luxury Outhouse

27'0" x 9'5" (8.23m" x 2.87m")

Could be used as an office / entertainment room - separated into three internal rooms.

Council Tax Band

B

Tenure

FREEHOLD.



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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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