



**Acre Close, Eccleshill,**

**£165,000**

\* SEMI DETACHED BUNGALOW \* ONE BEDROOM \* TWO RECEPTION ROOMS \* GARDENS \*  
\* DRIVEWAY \* GARAGE \* NO ONWARD CHAIN \* CUL-DE-SAC \*

This one bedroom semi detached bungalow occupies a small cul-de-sac location close to Five Lane Ends shopping complex.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, hallway, lounge, sitting room, fitted kitchen, shower room, together with a bedroom to the first floor.

To the outside there are gardens, driveway and garage.



## Entrance Porch

## Hall

With radiator.

## Lounge

14'7" x 8'10" (4.45m x 2.69m)

With electric fire and fireplace surround, laminated wood floor, radiator.

## Kitchen

9'2" x 6'6" (2.79m x 1.98m)

Pine effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel hob and oven, plumbing for auto washer, part tiled walls and radiator.

## Shower Room

Three piece white suite, part tiled walls and radiator.

## Sitting Room

10'2" x 8'3" (3.10m x 2.51m)

With radiator and upvc French doors to rear garden.

## Staircase to Landing

## Bedroom One

11'10" x 11'1" (3.61m x 3.38m)

With radiator.

## Exterior

To the outside there is a garden and parking to the front, garage to the side and a garden to the rear.

## Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right into Bradford Road, proceed straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the first left onto Norman Lane, turn right onto Acre Avenue, left onto Acre Drive, right onto Acre Crescent, right onto Acre Close and the property will shortly 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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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