



Wharncliffe Crescent, Eccleshill,

£160,000

*** EXTENDED TERRACE HOUSE * THREE DOUBLE BEDROOMS * GARDENS *
* PARKING * FAMILY SIZED ***

A fantastic opportunity for either a first time buyer or growing family to purchase this extended three bedroom inner terrace house.

Benefits from gas central heating, upvc double glazing and alarm system.

The good sized accommodation briefly comprises entrance porch, lounge, white oak effect fitted kitchen, three first floor bedrooms and a modern shower room.

To the outside there is an enclosed garden to the rear and parking to the front.



Entrance Porch

Lounge

15'4" x 10'2" (4.67m x 3.10m)

With laminated wood floor and radiator.

Dining Kitchen

23'2" x 9'10" (7.06m x 3.00m)

White oak effect fitted kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls, radiator and upvc French doors to rear garden.

First Floor Landing

Bedroom One

15'1" x 9'9" (4.60m x 2.97m)

With radiator.

Bedroom Two

12'7" x 7'9" (3.84m x 2.36m)

With radiator.

Bedroom Three

10'3" x 7'8" extending to 9'10" (3.12m x 2.34m extending to 3.00m)

With radiator.

Shower Room

Three piece modern white suite, tiled walls and radiator.

Exterior

To the outside there is parking to the front and a larger enclosed garden to the rear.

Directions

From our office in Idle village head south-east on The Green towards Hampton Pl, The Grn turns left and becomes Albion Rd, turn left to stay on Albion Rd, turn right onto Old Park Rd, at the roundabout take the 1st exit and stay on Old Park Rd, turn right onto Orchard Grove, turn right onto Harrogate Rd/A658, turn left onto Wharncliffe Dr, left onto Wharncliffe Cres and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(39-54) E			(28-38) E		
(21-38) F			(17-27) F		
(1-20) G			(1-16) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk