



Leafield Drive, Eccleshill,

£195,000

* SEMI DETACHED * THREE BEDROOMS * LOFT CONVERSION * CONSERVATORY *

* MODERN FITTED DINING KITCHEN * GARDENS & GARAGE * NO ONWARD CHAIN *

A fantastic opportunity for a growing family to purchase this delightful three bedroom semi detached house.

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

The accommodation briefly comprises reception hall, lounge, modern white dining kitchen, conservatory, three first floor bedrooms, house bathroom with white suite and a converted loft.

To the outside there are gardens, driveway and garage.



Reception Hall

With radiator.



Lounge

11'7" x 11'2" (3.53m x 3.40m)

With a coal effect gas fire in feature fireplace surround, wood flooring, bay window.

Dining Kitchen

17'3" x 10'3" (5.26m x 3.12m)

Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, breakfast bar, part tiled walls, upvc French doors to conservatory.



Conservatory

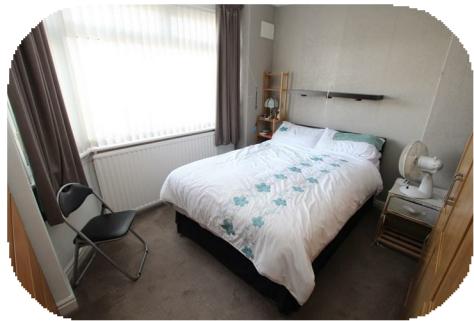
9' x 8' (2.74m x 2.44m)

First Floor Landing

Bedroom One

13'4" max x 11'7" (4.06m max x 3.53m)

With store cupboard and radiator.



Bedroom Two

11'7" x 9'2" (3.53m x 2.79m)

With built in wardrobes and radiator.



Bedroom Three

7'10" x 5'6" (2.39m x 1.68m)

With radiator.

Bathroom

Three piece white suite.



Converted Loft / Occasional Room

15'6" x 11'4" (4.72m x 3.45m)

Exterior

To the outside there is a lawned garden and driveway to the front, garage to the side and an enclosed lawned and patio garden to the rear.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, take the right at the end take the right into Bradford Road and proceed straight ahead at the Morrisons roundabout, upon reaching the Five lane Ends roundabout take the second exit onto Idle Road, proceed to the traffic lights at Bolton Junction and take the left here into Bolton Road, follow the road as it bears to the right into Pullan Avenue and take the right into Leafield Avenue, take the first left onto Leafield Drive and the property will be seen displayed via our For Sale board.

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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

TENURE

FREEHOLD

Council Tax Band

B

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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