



Bolton Road, Eccleshill,

£184,995

*** CALL SUGDENS TO BE THE FIRST TO VIEW ***

*** SEMI DETACHED * THREE BEDROOMS * REAR VIEWS * GARDENS & GARAGE ***

*** CLOSE TO SCHOOLS/AMENITIES * UNDERHOUSE STORAGE * PLANNING PERMISSION FOR SIDE EXTENSION ***

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

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

Reception hall, through lounge with dining area, fitted kitchen, three first floor bedrooms, house bathroom and separate wc.

To the outside there are gardens and garage.

Planning permission has been granted for a side extension, details can be found on the Bradford Planning portal under reference 20/04427/HOU.



Reception Hall

With radiator.

Lounge With Dining Area

20'7" x 11'4" (6.27m x 3.45m)

With electric stove set in chimney breast, two radiators and laminated wood floor.

Kitchen

11'4" x 8'1" (3.45m x 2.46m)

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 store cupboard.

First Floor Landing

Bedroom One

11'7" x 10'6" (3.53m x 3.20m)

With radiator.

Bedroom Two

11'6" x 9'8" (3.51m x 2.95m)

With radiator.

Bedroom Three

9'9" narrowing to 6' x 6'10" (2.97m narrowing to 1.83m x 2.08m)

With built in wardrobe and radiator.

Bathroom

Two piece coloured suite, tiled walls and radiator.

Separate WC

With low suite wc.

Exterior

To the outside there are lawned gardens to both front and rear, under-house storage and a single garage.

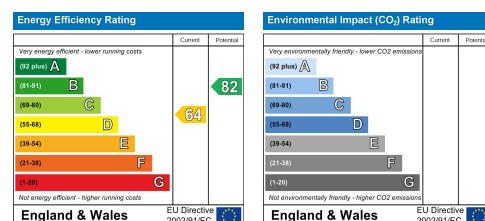
Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Rd, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout, at the Five Lane Ends roundabout take the 2nd exit onto Idle Rd, at the traffic lights at Bolton Junction turn right onto Bolton Rd/A6176 and the property will shortly be seen displayed via our For Sale board.



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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