



Cameron Grove, Eccleshill

£235,000

* END TOWN HOUSE * THREE BEDROOMS * TWO BATH/SHOWER ROOMS *
* LANDSCAPED GARDENS * VERY WELL PRESENTED * ADJOINS SCHOOL PLAYING FIELDS *
* GREAT FAMILY HOME *

Occupying a cul-de-sac development, is this delightful three bedroom end town house.

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

The spacious family sized accommodation briefly comprises reception hall, cloakroom/wc, lounge, modern white fitted breakfast kitchen, conservatory, three good sized first floor bedrooms - master bedroom having an en-suite shower room and dressing room, plus a modern house bathroom with white suite.

To the outside there is driveway parking to the front leading to an integral garage, together with a beautifully enclosed landscaped garden to the rear. Viewing is highly recommended.





Reception Hall

With radiator and store cupboard.

Cloakroom/WC

With low suite wc, hand basin, radiator.

Lounge

14'8" x 11' (4.47m x 3.35m)

With radiator.

Conservatory / Sitting / Dining Room

10'1" x 8' (3.07m x 2.44m)

With bi-fold door to rear garden, two radiators.

Breakfast Kitchen

10'1" x 13'3" (3.07m x 4.04m)

Modern white fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge, freezer and dishwasher, radiator, upvc French doors to rear garden.

First Floor Landing

With radiator.

Bedroom One

15'7" x 12'2" (4.75m x 3.71m)

With radiator. En-Suite Shower Room & Dressing Room;

En-Suite Shower Room

Three piece modern white suite.

Dressing Area

8'8" x 4'6" (2.64m x 1.37m)

With fitted wardrobes.

Bedroom Two

13'9" x 8'4" (4.19m x 2.54m)

With radiator.

Bedroom Three

9'2" x 8'9" (2.79m x 2.67m)

With radiator.

Bathroom

Three piece modern white suite, part tiled walls and radiator.





Loft

Part boarded.

Exterior

To the outside there is driveway parking to the front leading to an integral garage, together with a beautifully enclosed landscaped garden to the rear.

Directions

From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, go through the Morrisons roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, turn left onto Bolton Rd, right onto Leeds Rd, right onto Cameron Grove, turn left to stay on Cameron Grove and the property will be seen displayed via our For Sale board.

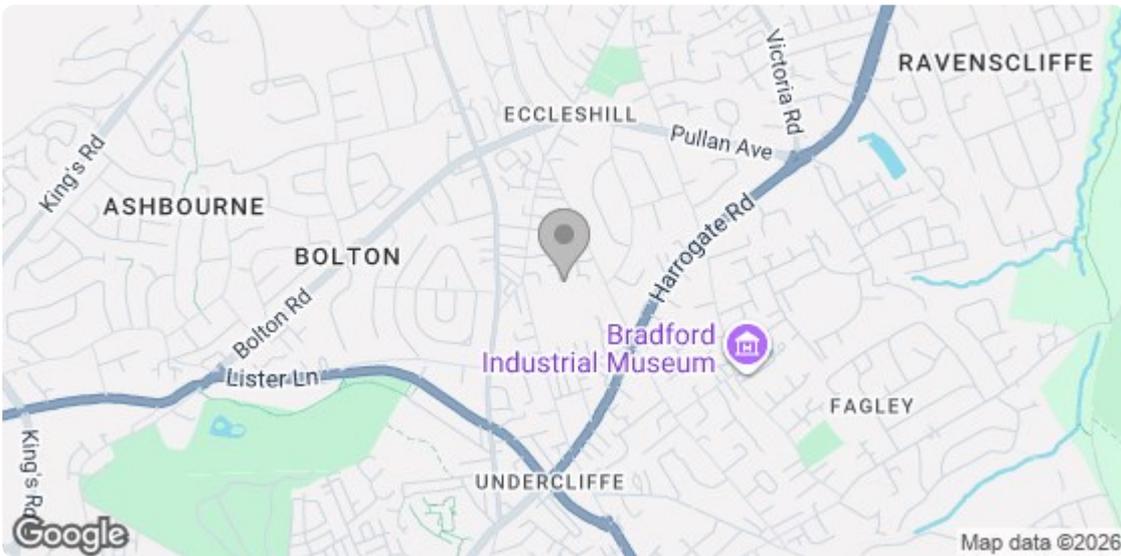
TENURE

FREEHOLD

Council Tax Band

D / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		70	
(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	
Environmental Impact (CO ₂) Rating			

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.

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