



Bolton Drive, Eccleshill,

£185,000

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * NO CHAIN *
* GARDENS TO THREE SIDES * FAMILY HOME * SOME MODERNISATION REQUIRED *

Available with no onward chain, is 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, sitting room, kitchen, three first floor bedrooms, bathroom and separate wc.

To the outside there are well stocked gardens to three sides.



Reception Hall

With store cupboard.

Lounge

12'3" x 12'3" (3.73m x 3.73m)

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

Kitchen

9'2" x 5'7" (2.79m x 1.70m)

With wall and base units incorporating stainless steel sink unit, gas cooker point, plumbing for auto washer.

Sitting Room

12'7" x 12'9" (3.84m x 3.89m)

With a coal effect gas fire in feature fireplace surround and a built in display cabinet.

First Floor Landing

Bedroom One

12'8" x 11'2" (3.86m x 3.40m)

With built in wardrobes.

Bedroom Two

10'4" x 9'8" (3.15m x 2.95m)

With fitted wardrobes.

Bedroom Three

6'9" x 6'8" (2.06m x 2.03m)

Bathroom

Two piece coloured suite, heated towel rail.

Separate WC

With low suite wc.

Exterior

To the outside there are gardens to three sides.

Directions

From our office in Idle village take the left onto Idlecroft Rd, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching Five Lane Ends roundabout take the first exit onto Norman Ln, turn right onto Norman Ave, right onto Bolton Dr and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



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			(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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