



Wharncliffe Drive, Eccleshill,

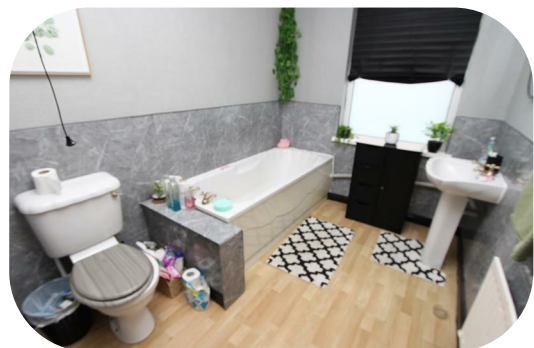
£155,000

*** SEMI DETACHED * FOUR BEDROOMS * THREE FLOORS ***

*** GOOD SIZED CORNER PLOT * NO ONWARD CHAIN ***

A fantastic opportunity for a growing family to purchase this four bedroom semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, kitchen, basement cellar, two first floor bedrooms, house bathroom, together with two attic bedrooms to the second floor.

To the outside there are good sized gardens to three sides.



Entrance

Lounge

16'2" x 12'1" (4.93m x 3.68m)

Having a feature fireplace and radiator.

Kitchen

16' x 8'10" (4.88m x 2.69m)

Fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, radiator.

Cellar

Ideal for storage.

First Floor Landing

Bedroom One

8'9" x 15'9" max (2.67m x 4.80m max)

With built in mirror fronted wardrobes and radiator.

Bedroom Two

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

With radiator.

Bathroom

Three piece white suite, radiator.

Second Floor

Bedroom Three

11'8" x 9'4" (3.56m x 2.84m)

Bedroom Four

9'1" x 9'6" max (2.77m x 2.90m max)

Exterior

To the outside there are gardens to three sides.

Directions

From our office in Idle village take the right onto New St, continue onto Apperley Rd, right onto Leeds Rd, right onto Harrogate Rd, left onto Wharnccliffe Dr.

TENURE

FREEHOLD

Council Tax Band

B / Bradford



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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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