



**Farlea Drive, Eccleshill,**

**£199,950**

\* TRADITIONAL STYLE SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \*  
\* CUL-DE-SAC \* OVERSIZED GARAGE \* MODERN BATHROOM \* GARDENS \* PARKING \*

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

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

Occupying a delightful cul-de-sac setting, the property briefly comprises reception hall, lounge, dining room, fitted kitchen, three first floor bedrooms and a modern white house bathroom.

To the outside there is a good sized garden, parking and an underhouse garage.



## Reception Hall

With radiator.

## Lounge

17'2" x 10'9" (5.23m x 3.28m)

Having a coal effect gas fire, modern feature fireplace surround, radiator.

## Kitchen

10'1" x 7'10" (3.07m x 2.39m)

Cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls.

## Dining Room

10'8" x 9'3" (3.25m x 2.82m)

With laminated wood floor and radiator.

## First Floor Landing

## Bedroom One

15'4" x 10' (4.67m x 3.05m)

With built in mirror fronted wardrobes and radiator.

## Bedroom Two

11'8" x 10' (3.56m x 3.05m)

With radiator.

## Bedroom Three

8'7" x 6'10" (2.62m x 2.08m)

With radiator.

## Bathroom

Three piece modern white suite, tiled walls and heated towel rail.

## Exterior

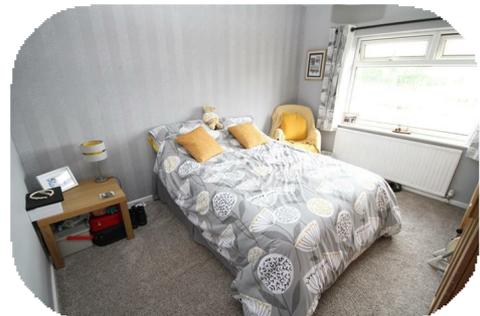
To the outside there is a lawned garden to the front, long driveway to the side, lawned garden to the rear with an under-house oversized garage.

## Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, at the end take the right into Bradford Road, proceed straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the first left into Norman Lane, after half a mile continue left onto Victoria Road, at the roundabout take the second exit onto Harrogate Road, left onto Farlea Drive and the property will shortly be seen displayed via our For Sale board.

## PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.



## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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	
	66		83
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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