



## Summerbridge Crescent, Eccleshill

£299,950

**\*\* EXTENDED SEMI DETACHED \*\* FIVE BEDROOMS \*\* OPEN PLAN LIVING KITCHEN \*\*  
\*\* TWO BATH/SHOWER ROOMS \*\* THREE FLOORS OF ACCOMMODATION \*\*  
\*\* REAR VIEWS \*\* GARDENS, DRIVEWAY & GARAGE \*\***

Fantastic opportunity for a growing family to purchase this delightful five bedroom extended semi detached house. Benefits from gas central heating, UPVC double glazing and downlighters. Briefly comprises; Reception Hall, Lounge, impressive Living Dining Kitchen. Three first floor Bedrooms (one currently used as an office) plus modern white house Bathroom. Two further attic Bedrooms with a Shower room. Outside there are gardens, driveway and garage.





## Reception Hall

### Lounge

15'10 x 11'9 (4.83m x 3.58m)

Modern electric fire set into the chimney breast, laminate wooden flooring and central heating radiator.

### Living Dining Kitchen

19'0 x 14'3 (5.79m x 4.34m)

Modern wall and base units with work surface over tiled splash back and Stainless Steel sink and drainer. Stainless Steel double oven, gas hob and microwave. Plumbing for a washing machine and UPVC French doors leading out to the rear garden.

## First Floor Landing

### Bedroom One

13'8 x 8'5 (4.17m x 2.57m)

Central heating radiator.

### Bedroom Two

10'4 x 8'10 (3.15m x 2.69m)

Central heating radiator.

### Bedroom Three/ Office

6'7 x 6 (2.01m x 1.83m)

Central heating radiator.

## Bathroom

Three piece modern white suite comprising of; low flush WC, vanity unit and bath with shower over. Tiled with heated towel rail.

## Second Floor Landing

### Bedroom Four

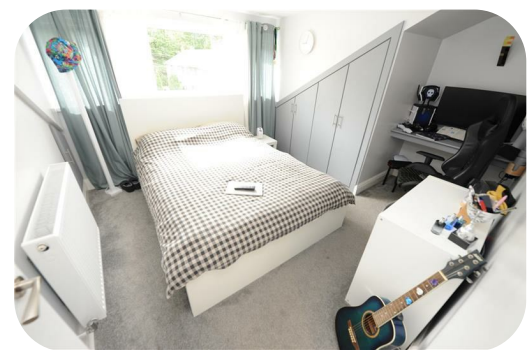
8'8 x 9'4 (2.64m x 2.84m)

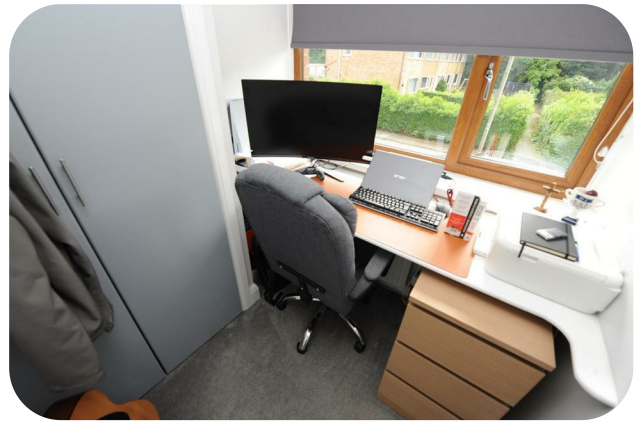
Built in wardrobes and central heating radiator.

### Bedroom Five

10'4 x 7'5 (3.15m x 2.26m)

Built in wardrobes and central heating radiator.





### Shower Room

Modern three piece suite comprising; low flush WC, vanity unit and shower. Tiled with a heated towel rail.

### External

Pebble garden to the front. Gated driveway leading down the side of the property with garage and patio garden to the rear.

### Council Tax

Band B.

### Tenure

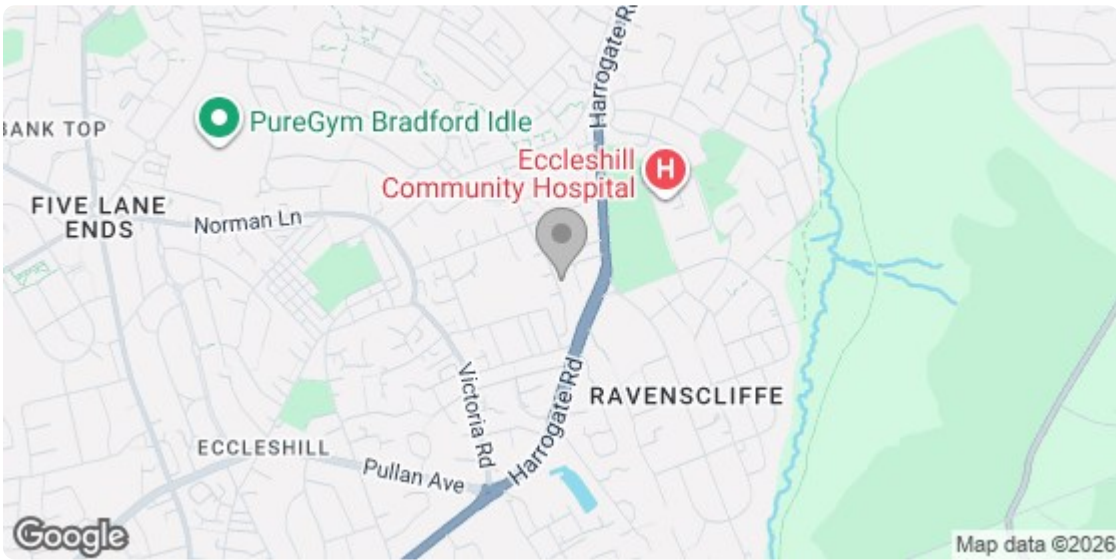
Freehold.

### Please Note

Planning has been approved for single storey side extension; front porch extension; front dormer window and new lean to pitched roof to existing rear extension (Permitted development rear dormer window)

Reference number. 20/04740/HOU





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	
Environmental Impact (CO <sub>2</sub> ) Rating		2002/91/EC	

**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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