



Farlea Drive, Eccleshill,

£265,000

- ** LARGE TOWN HOUSE **
- FOUR BEDROOMS **
- THREE BATH/SHOWER ROOMS **
- TWO RECEPTION ROOM **
- AMPLE PARKING **
- MODERN CREAM FITTED KITCHEN **
- LANDSCAPED GARDEN **
- NO CHAIN **

Occupying a delightful cul-de-sac setting and offering excellent family sized accommodation is this very well presented inner town house. Benefits gas central heating, upvc double glazing and alarm system.

The 'ready to move into' accommodation briefly comprises reception hall, lounge, sitting room, cream fitted dining - kitchen, bedroom four and wet room. On the first floor are three bedrooms (master having en-suite shower room) plus house bathroom. Outside there is a driveway, parking and enclosed landscaped rear garden.



Reception Hall

Store room and radiator.

Sitting / Dining Room

20'4" x 11'0" (6.20m" x 3.35m")

Oak flooring, two radiators and upvc french doors leading to rear garden.



Dining - Kitchen

19'6" x 8'9" (5.94m" x 2.67m")

Modern cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel five ring cooking range, plumbing for auto washer and dishwasher, part tiled and radiator.

Bedroom Four

10'8" x 11'2" (3.25m" x 3.40m")

Radiator.



Lounge

17'8" x 11'4" (5.38m" x 3.45m")

Radiator and cloaksroom cupboard.

Wet Room

Three piece suite comprising shower cubicle, low flush wc, vanity sink unit, tiled walls and heated towel rail.

First Floor Landing

Storage cupboard and radiator.

Bathroom

Three piece suite comprising corner spa bath, pedestal wash basin, low flush wc, tiled walls and radiator.



Bedroom One

18'0" x 10'6" (5.49m" x 3.20m")

Two radiator.

En Suite

Modern white three piece suite comprising shower cubicle, low flush wc, pedestal wash basin and radiator.

Bedroom Two

19'6" x 8'10" (5.94m" x 2.69m")

Radiator.



Bedroom Three

7'3" x 15'6" (2.21m" x 4.72m")

Dressing area and radiator.

Bathroom

Modern white three piece suite comprising panel bath, low flush wc, pedestal wash basin, part tiled and heated towel rail.



Exterior

Outside there is a driveway to the front providing off road parking with an enclosed landscaped garden to the rear with patio and artificial grass.

Council Tax Band

C

Tenure

FREEHOLD

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 (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	75	(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

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk



Sugdén Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

