



**Leafield Way, Eccleshill,**

**£205,000**

- \* SEMI DETACHED \* CORNER PLOT \* THREE BEDROOMS \*
- \* TWO BATH/SHOWER ROOMS \* POTENTIAL TO EXTEND (STPP) \*
- \* TWO RECEPTION ROOMS \* DETACHED GARAGE\*

A fantastic opportunity for a growing family to purchase this delightful and extended three bedroom semi detached.

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

The accommodation has the potential to extend and briefly comprises reception hall, lounge, sitting room, wet room and fitted kitchen. Three first floor bedrooms and a white house bathroom.

To the outside are good size gardens to three sides, driveway and a detached garage.



## Reception Hall

Central heating radiator.

## Lounge

11'4 x 11'3 (3.45m x 3.43m)

Coal effect gas fire with feature fireplace surround and central heating radiator.

## Kitchen

10'9 x 5'8 (3.28m x 1.73m)

Oak effect wall and base units with Stainless Steel sink and drainer and tiled splash back. Gas cooker with extractor fan over, plumbing for washing machine and central heating radiator.

## Sitting Room

11'2 x 10'3 (3.40m x 3.12m)

Central heating radiator and laminated wooden flooring.

## Wetroom

Three piece suite comprising of; low flush WC, hand wash basin and shower. Tiled walls and central heating radiator.

## First Floor Landing

### Bedroom One

12 x 11'7 (3.66m x 3.53m)

Central heating radiator.

### Bedroom Two

11'4 x 10'5 (3.45m x 3.18m)

Central heating radiator.

### Bedroom Three

8'5 x 5'9 (2.57m x 1.75m)

Central heating radiator.

## Bathroom

Three piece suite comprising of; low flush WC, hand wash basin and panel bath. Tiled walls and central heating radiator.

## Loft

Accesses via a pull down ladder. Boarded.

## External

Garden to three sides. Driveway leading to a detached garage.

## Council Tax

Band B.



**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 <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		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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