Sugdens
Sales & Lettings



Hutton Terrace, Eccleshill,

£195,000

* MODERN SEMI DETACHED * THREE GOOD SIZED BEDROOMS * MODERN KITCHEN & BATHROOM *
* DRIVEWAY PARKING * ENCLOSED REAR GARDEN * REAR VIEWS * VIEWING A MUST!!! *
A fantastic opportunity for either a young family or first time buyer to purchase this delightful three bedroom modern semi detached house.
Benefits from gas central heating, upvc double glazing and alarm system.
The generous accommodation briefly comprises reception hall, lounge, cloakroom/wc, fitted kitchen, three first floor bedrooms and a modern bathroom with white suite.
To the outside there is a driveway parking and an enclosed garden to the rear.







Reception Hall
With radiator and understair storage cupboard.



Cloakroom/WC
With low suite wc, wash basin and radiator.

Lounge
14' x 11'5" (4.27m x 3.48m)
Having a stainless steel pebble effect electric fire, tiled floor, radiator, upvc French doors to rear garden.

Kitchen
7'6" x 9'9" (2.29m x 2.97m)
Modern grey fitted wall and base units incorporating stainless steel sink unit, gas hob, electric oven, integrated fridge, freezer and dishwasher, part tiled walls.



First Floor Landing
Useful storage cupboard with loft hatch allowing access to boarded loft.

Bedroom One
6'8" x 8'7" (2.03m x 2.62m)
With radiator.



Bedroom Two
7'2" x 13'9" (2.18m x 4.19m)
With radiator.

Bedroom Three
14' x 8'5" (4.27m x 2.57m)
With radiator.

Bathroom
Three piece modern suite with modern bath, part tiled walls and radiator.



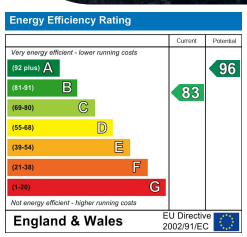
Exterior
To the outside there is a driveway parking and an enclosed garden to the rear.

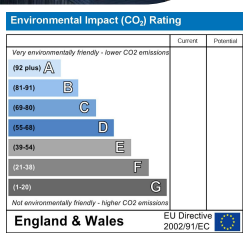
Directions
From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 1st exit onto Norman Ln, continue onto Victoria Rd, left onto Stott Terrace, left onto Hutton Terrace.

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.

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