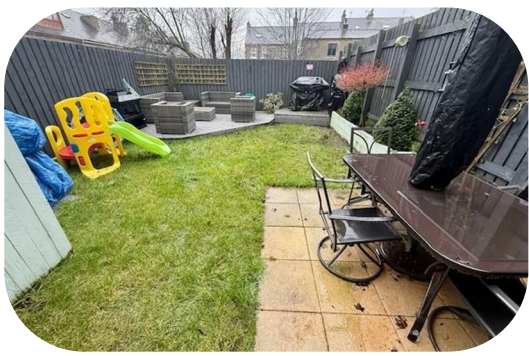
Sugdens
Sales & Lettings

Hutton Hall Drive, Eccleshill,

£225,000

* * MODERN SEMI DETACHED * * THREE BEDROOMS * * THREE STOREY * * CUL-DE-SAC LOCATION * *
* CLOSE TO ECCLESHILL VILLAGE * BUILDER'S GUARANTEE REMAINING *
* IDEAL FTB/GROWING FAMILY * TWO BATH/SHOWER ROOMS * GARDENS & PARKING *
A fantastic opportunity for a first time buyer/growing family to purchase this delightful three bedroom modern semi detached house. Benefits gas central heating, upvc double glazing and briefly comprises reception hall, open plan lounge kitchen-diner and cloakroom. Two first floor bedrooms with a lovely white house bathroom. The second floor has stunning overall master bedroom with dressing area landing and en-suite shower room.
To the outside there is double driveway parking and an enclosed landscaped garden to rear.
Viewing highly recommended!



Reception Hall
Radiator.

Cloakroom
Low flush wc, pedestal wash basin and radiator.

Open Plan Lounge / Kitchen Diner
25'6" x 10'6" (7.77m" x 3.20m")
Modern fitted kitchen having a range of wall and base units incorporating laminate sink unit, gas hob, electric oven, integrated fridge, integrated freezer, integrated dishwasher and two radiators.

First Floor Landing
Storage cupboard.

Bedroom Two
10'4" x 14'6" (3.15m" x 4.42m")
Radiator.

Bedroom Three
6'9" x 9'7" (2.06m" x 2.92m")
Radiator.

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

Second Floor Landing

Bedroom One
13'7" x 14'3"narrowing to 9'1" (4.14m" x 4.34m"narrowing to 2.77m")
Radiator.

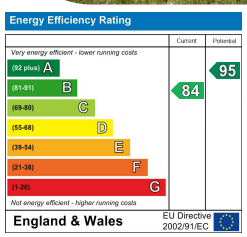
En Suite Shower Room
Modern three piece suite comprising shower cubicle, pedestal wash basin, low flush wc and heated towel rail.

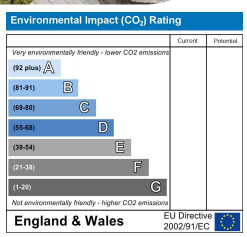
Exterior
Parking for two cars together with an enclosed landscaped garden to rear.

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.





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

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