



Wharncliffe Drive, Eccleshill,

£119,950

**** SEMI DETACHED ** STONE BUILT ** THREE BEDROOMS ** MODERN SHOWER ROOM **
* PARKING * REAR GARDEN ***

A fantastic opportunity for the first time buyer or young family to purchase this delightful three bedroom stone built semi detached house.

Benefits from gas central heating and upvc double glazing throughout.

Rear entrance, lounge, medium oak fronted fitted dining kitchen, three first floor bedrooms and a modern shower room. To the outside there is a small garden frontage, an easily maintained garden to the rear and parking to the side for two cars.



Delightful three bedroom stone built semi detached house.

Ideal FTB/young family.

The accommodation benefits from gas central heating, upvc double glazing throughout and briefly comprises rear entrance, lounge, medium oak fronted fitted dining kitchen, three first floor bedrooms and a modern shower room.

To the outside there is a small garden frontage, an easily maintained garden to the rear and parking to the side for two cars.

Entrance

Lounge

13' x 13'1" (3.96m x 3.99m)

With radiator and fire escape window.

Dining Kitchen

12'9" x 9'4" (3.89m x 2.84m)

Medium oak fronted fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, plumbing for auto washer, plumbing for dishwasher, radiator. Access to cellar;

Cellar

7'4" x 3'8" (2.24m x 1.12m)

Small storage cellar.

First Floor Landing

Bedroom One

12'4" x 8'6" (3.76m x 2.59m)

With radiator.

Bedroom Two

10'3" x 6' (3.12m x 1.83m)

With radiator and fire escape window.

Bedroom Three

10'3" x 6'7" (3.12m x 2.01m)

With radiator.

Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, hand basin, heated towel rail and radiator.

Exterior

To the outside there is a small garden frontage, an easily maintained garden to the rear and parking to the side for two cars.

PLEASE NOTE

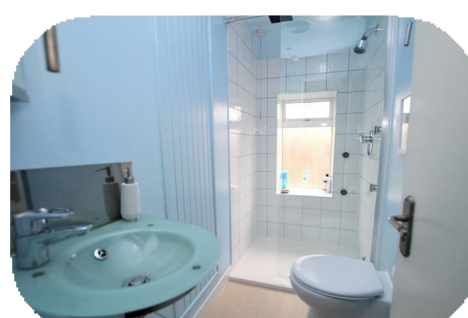
This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

Directions

From our office in Idle village take the right at the roundabout at the bottom of the High Street onto New Street, proceed as the road leads into Apperley Road, at the bottom take the right onto Leeds Road, proceed all the way to the junction at Greengates taking the right here into Harrogate Road, after 1 mile take the left onto Wharnccliffe Drive and the property will shortly be seen displayed via our For Sale board.

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. 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 (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	66	54	59
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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