



Leafield Avenue, Eccleshill,

£164,500

**** NO ONWARD CHAIN ** VERY POPULAR LOCATION ** IDEAL FTB/YOUNG FAMILY ****

*** TRADITIONAL SEMI DETACHED * THREE BEDROOMS * GARDENS & PARKING ***

Situated in a very popular location, is this traditional style three bedroom semi detached house. Available with no onward chain and offering excellent first time buyer or family accommodation.

Benefits from gas central heating and upvc double glazing.

Entrance hall, lounge, dining room, kitchen, three first floor bedrooms and house shower room.

To the outside there is a garden and driveway to the front, and a larger lawned garden to the rear.



Traditional style three bedroom semi detached house.
 Situated in a very popular location and available with no onward chain.
 Ideal FTB or young family.
 The accommodation benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, dining room, kitchen, three first floor bedrooms and house shower room.
 To the outside there is a garden and driveway to the front, and a larger lawned garden to the rear.

Entrance Hall

With radiator.

Lounge

10'2" x 11'2" (3.10m x 3.40m)

With radiator and fireplace.

Dining Room

10'3" x 9'4" (3.12m x 2.84m)

With radiator and French doors to rear.

Kitchen

8'5" x 7'5" (2.57m x 2.26m)

With a range of wall and base units incorporating stainless steel sink unit, integral fridge freezer, gas hob, electric oven, pantry.

First Floor

Bedroom Two

10'4" x 11'3" (3.15m x 3.43m)

With radiator.

Bedroom One

10'4" x 9'7" to robes (3.15m x 2.92m to robes)

With fitted wardrobes, radiator and boiler cupboard.

Bedroom Three

7'5" x 5'9" (2.26m x 1.75m)

With radiator.

Shower Room

Comprising shower cubicle, wash basin, low suite wc, radiator and part tiled walls.

Exterior

To the outside there is a driveway and garden to the front, together with a larger lawned garden to the rear.

PLEASE NOTE

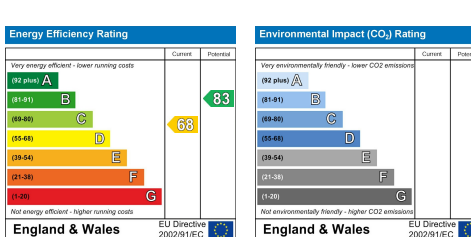
This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right into Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, at Bolton Junction traffic lights take the left into Bolton Road, take the right onto Leafield Avenue 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.



8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensesates.co.uk
 website www.sugdensesates.co.uk