



**Blakehill Avenue, Eccleshill,**

**£165,000**

\* SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* NO CHAIN \*  
\* CONSERVATORY \* REQUIRES SOME MODERNISATION \* GARDENS \* PARKING \*

Occupying a popular cul-de-sac setting and available with no onward chain, is this family sized three bedroom semi detached house.

Benefits from both gas central heating, upvc double glazing and briefly comprises reception hall, lounge, sitting/dining room, conservatory, fitted kitchen, three first floor bedrooms and house bathroom.

To the outside there are gardens and driveway parking.





### Reception Hall

With radiator.

### Lounge

11'10" x 11'7" (3.61m x 3.53m)

With a multi fuel fire set in chimney breast, radiator.

### Kitchen

5'10" x 9'9" (1.78m x 2.97m)

Oak effect fitted kitchen having a range of wall and base units incorporating laminated sink unit, radiator.

### Sitting/Dining Room

11'8" x 13'3" (3.56m x 4.04m)

With a coal effect gas fire in feature fireplace surround, radiator.

### Conservatory

8'9" x 11'1" (2.67m x 3.38m)

With radiator.

### First Floor

#### Bedroom One

13'5" x 11'3" (4.09m x 3.43m)

With radiator.

#### Bedroom Two

11'9" x 12'1" (3.58m x 3.68m)

With radiator.

#### Bedroom Three

6'5" x 8'7" (1.96m x 2.62m)

With radiator.

### Bathroom

With white three piece suite.

### Exterior

To the outside there are gardens to both front and rear, together with driveway parking.

### Exterior

To the outside there are gardens to both front and rear, together with driveway parking.

### Directions

From our office in Idle village take the left onto Idlecroft Road, right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and at Five Lane Ends roundabout take the 1st exit onto Norman Ln, continue onto Victoria Rd, at the roundabout take the 2nd exit onto Harrogate Rd, turn left onto Leeds Rd, right onto Blakehill Ave and the property will be seen displayed via our for Sale board.

### 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.

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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesates.co.uk](mailto:idle@sugdensesates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesates.co.uk](mailto:queensbury@sugdensesates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesates.co.uk](mailto:cleckheaton@sugdensesates.co.uk)  
website [www.sugdensesates.co.uk](http://www.sugdensesates.co.uk)