



Sovereign Court, Eccleshill

£210,000

* END TOWN HOUSE * THREE BEDROOMS * MODERN KITCHEN & BATHROOM * FAMILY SIZED *
* CLOSE TO ECCLESHILL VILLAGE * LANDSCAPED GARDEN * PARKING * EN-SUITE *

Occupying a popular cul-de-sac setting, is this delightful three bedroom end town house.

Benefits from gas central heating, upvc double glazing and alarm system.

The 'ready to move into' accommodation briefly comprises reception hall, cloakroom/wc, lounge, modern fitted kitchen, three first floor bedrooms - master bedroom having an en-suite shower room, plus a house bathroom.

To the outside there are landscaped gardens and parking.





Reception Hall

With store cupboard and radiator.

Cloakroom/WC

With low suite wc, wash basin and radiator.

Lounge

18'6" x 10'8" (5.64m x 3.25m)

With laminated wood floor, radiator, modern glass electric fire set in media wall.

Kitchen

11'6" x 11'3" (3.51m x 3.43m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel oven and hob, integrated microwave, plumbing for auto washer, radiator.

First Floor Landing

With radiator.

Bedroom One

8'8" x 14'7" max (2.64m x 4.45m max)

With radiator. En Suite Shower Room;

En Suite Shower Room

Three piece modern suite, tiled walls and radiator.

Bedroom Two

11'10" x 7'9" (3.61m x 2.36m)

With radiator.

Bedroom Three

6'4" x 7'2" (1.93m x 2.18m)

With radiator.

Bathroom

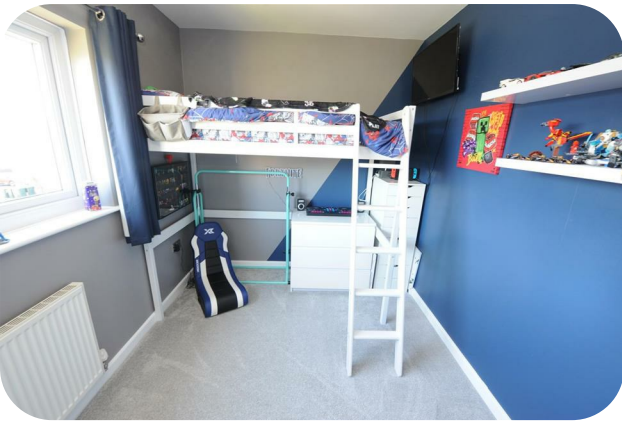
Three piece modern white suite, tiled walls, heated towel rail.

Loft

17'3" x 7'2" (5.26m x 2.18m)

Access via a pull down ladder. With store cupboard and two velux windows.





Exterior

To the outside there is a small garden to the front, enclosed landscaped garden to the rear and parking.

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, right onto Sovereign Ct and the property will be seen displayed via our For Sale board.

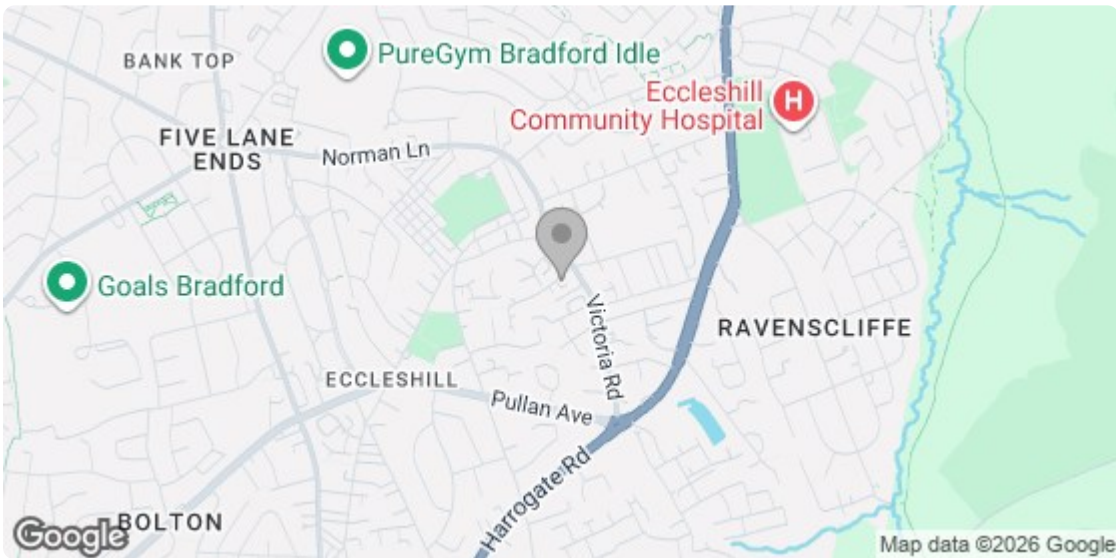
TENURE

FREEHOLD

Council Tax Band

B / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			

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@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk



Sugdén Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

