



## Charnwood Grove, Eccleshill,

**£140,000**

- \* END TOWN HOUSE \* THREE BEDROOMS \* NO ONWARD CHAIN \* CUL-DE-SAC \*
- \* GARDENS \* DRIVEWAY \* GARAGE \* SOME MODERNISATION REQUIRED \*
- \* GREAT STARTER HOME \*

Available with no onward chain, is this delightful three bedroom end town house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, hall, lounge with dining area, fitted kitchen, three first floor bedrooms and house bathroom.

To the outside there are gardens, driveway and garage.





## Entrance Porch

## Hall

With radiator.

## Lounge / Dining Area

11'6" x 20'10" (3.51m x 6.35m)

With two radiators.

## Kitchen

6'9" x 12'6" (2.06m x 3.81m)

With wall and base units incorporating laminated sink unit, gas hob, electric oven, plumbing for auto washer.

## First Floor Landing

## Bedroom One

11'5" x 10'10" (3.48m x 3.30m)

With radiator.

## Bedroom Two

9'8" x 11'4" (2.95m x 3.45m)

With radiator.

## Bedroom Three

5'9" x 7'10" (1.75m x 2.39m)

With radiator.

## Bathroom

Three piece suite, part tiled walls and radiator.

## Exterior

To the outside there are gardens, driveway and garage.

## 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 upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, left onto Bolton Rd, right onto Leeds Rd, right onto Harrogate Rd, left onto Charnwood Grove 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) <b>A</b>                          |         |           | (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>   |         |           |
| 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   |         |           |

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