



Park Close, Eccleshill,

£190,000

**** EXTENDED BUNGALOW ** TWO BEDROOMS ** MODERN KITCHEN & BATHROOM **
* CUL-DE-SAC LOCATION * GARDENS & GARAGE ***

Occupying a delightful cul-de-sac setting, is this modernised extended semi detached bungalow.

Benefits from gas central heating and upvc double glazing.

Entrance, lounge, stunning fitted dining kitchen with integral appliances, two bedrooms and a modern shower room.

To the outside there are landscaped gardens, driveway and single garage.



Entrance

Lounge

13'5" x 12'3" max (4.09m x 3.73m max)

With stainless steel electric fire in modern fireplace surround, radiator, patio doors to front garden.

Dining Kitchen

25'9" x 9'9" (7.85m x 2.97m)

Modern high gloss fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, five ring stainless steel hob, oven and cooker hood, integral fridge, freezer, dishwasher, microwave, part tiled walls, two radiators and laminated wood floor.

Bedroom One

11'8" x 11'6" (3.56m x 3.51m)

With modern fitted wardrobes, drawers and dresser, radiator.

Bedroom Two

12'7" x 7'11" (3.84m x 2.41m)

With radiator.

Shower Room

Modern three piece shower room, tiled walls and heated towel rail.

Loft

Part boarded. Accessed via a pull down ladder.

Exterior

To the outside there is a garden and double driveway to the front leading to a detached garage, together with a patio garden to the rear with greenhouse and summer house.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, at the end take the right into Bradford Road and proceed straight ahead at the Morrisons roundabout, upon reaching Five Lane Ends roundabout take the first exit onto Norman Lane, continue onto Victoria Road taking the left onto Park Road, turn left onto Park Close and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) 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 ₂ 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
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
website www.sugdensesates.co.uk