



## Harrogate Road, Eccleshill

**£235,000**

\* EXTENDED \* SEMI DETACHED \* THREE BEDROOMS \* STUNNING LIVING/DINING KITCHEN \*  
\* MODERN SHOWER ROOM \* GARDENS \* PARKING \* GARAGE \*

A fantastic opportunity for the growing family to purchase this delightful three bedroom extended semi detached house. The 'ready to move into' accommodation benefits from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises reception hall, lounge, modern fitted living/dining kitchen, three first floor bedrooms and a modern house shower room.

To the outside there are landscaped gardens, driveway and a garage with electric door.

Viewing is highly recommended.





### Reception Hall

With store cupboard and radiator.

### Lounge

12'8" x 12' (3.86m x 3.66m)

With electric fire in modern fireplace surround, radiator.

### Open Plan Kitchen / Diner

23'10" x 16' (7.26m x 4.88m)

Modern grey fitted kitchen having a range of wall and base units incorporating laminated sink unit, integrated oven, hob, microwave, dishwasher, auto washer, breakfast bar, radiator, solid fuel burner set in chimney breast, bi-fold doors to rear garden.

### First Floor Landing

#### Bedroom One

12' x 8'10" (3.66m x 2.69m)

With fitted wardrobes and radiator.

#### Bedroom Two

12'8" x 11'6" (3.86m x 3.51m)

With fitted wardrobes and drawers, radiator.

#### Bedroom Three

9' x 7'6" (2.74m x 2.29m)

With radiator.

### Shower Room

Three piece modern white suite comprising shower cubicle, low suite wc, vanity sink unit, towel radiator and tiled walls.

### Loft

Boarded. With velux skylight. Accessed via a pull down ladder.

### Exterior

To the outside there is a lawned garden to the front, block paved drive to the side leading to an electric door garage, together with a split level patio garden to the rear.





**Directions**

From our office in Idle village take the 3rd exit at the roundabout onto New St, continue onto Apperley Rd, turn right onto Leeds Rd/A657, continue to follow A657 for 0.5 miles, turn right onto Harrogate Rd/A658, go through the roundabout and the property will shortly be seen displayed via our For Sale board.

**TENURE**

FREEHOLD

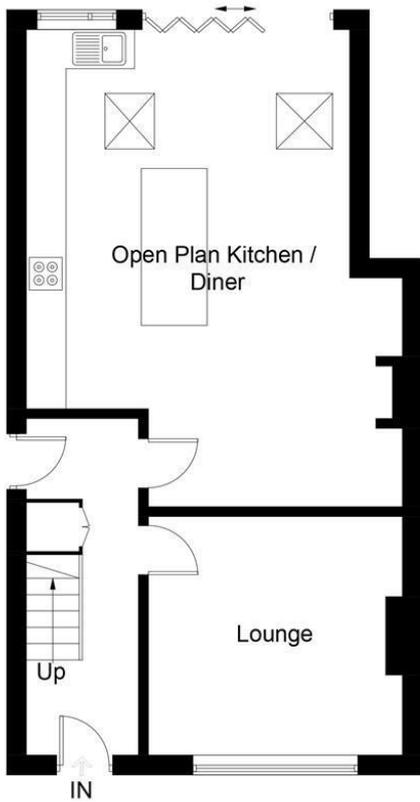
**Council Tax Band**

C

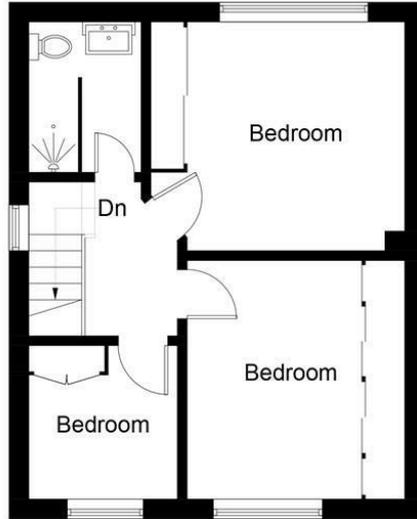


# Harrogate Road, BD2

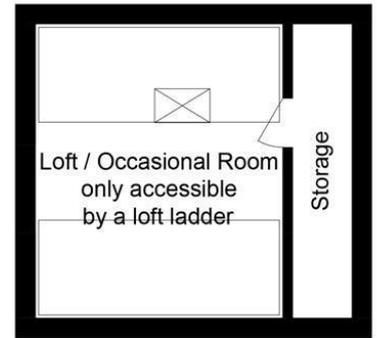
Approximate Gross Internal Area = 124.1 sq m / 1336 sq ft



Ground Floor

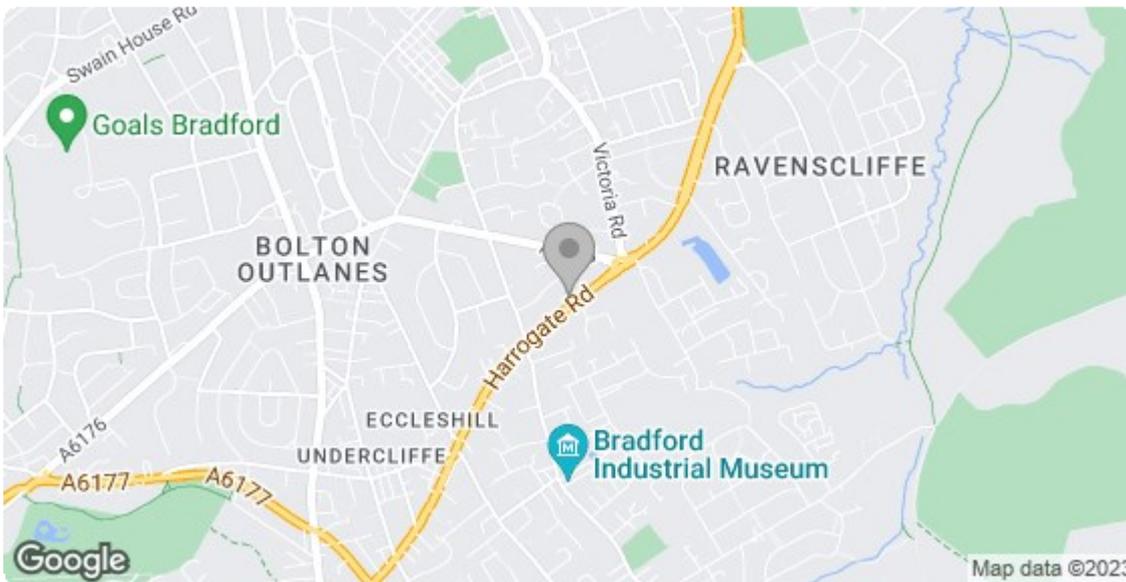


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1017488)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

### 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.

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