



Harrogate Road, Eccleshill

£189,950

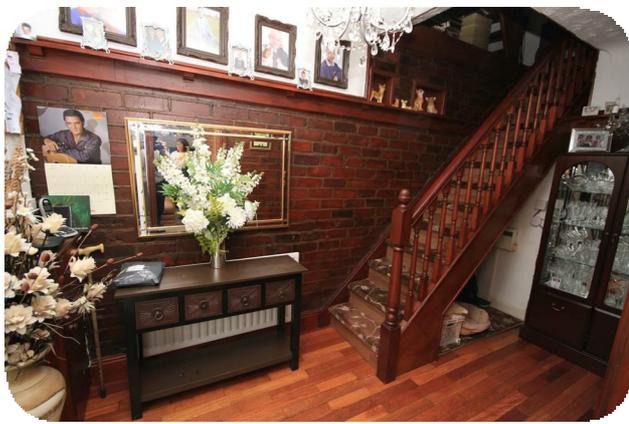
* MATURE TOWN HOUSE * THREE BEDROOMS * MODERN KITCHEN & SHOWER *
* CONSERVATORY * LARGE GARDEN * LOFT CONVERSION * CLOSE TO AMENITIES *
Offering superb family sized accommodation, is this delightful three bedroom mature town house.

Occupying an enviable location and available with no onward chain.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, porch, reception hall, lounge, modern kitted kitchen, conservatory, three first floor bedrooms (bedroom two having en-suite wc facilities), lovely modern house shower room and a converted loft accessed via a wooden staircase.

To the outside there is a large rear garden with patio and underhouse storage, together with a smaller garden to the front.





Entrance Porch

Reception Hall

With wood flooring and radiator.

Lounge

20'10" x 10'7" (6.35m x 3.23m)

With a coal effect gas fire in ornate fireplace with marble inset and hearth, two radiators.

Dining Kitchen

12' x 8'7" (3.66m x 2.62m)

Modern Howden's fitted kitchen in sage having a range of wall and base units incorporating laminated sink unit, stainless steel oven and hob, microwave, dishwasher, solid wood work surfaces and radiator.

Conservatory

9'7" x 6'10" (2.92m x 2.08m)

With plumbing for auto washer.

First Floor Landing

Bedroom One

12'3" x 12'8" (3.73m x 3.86m)

With radiator.

Bedroom Two

12'10" x 8'5" (3.91m x 2.57m)

With radiator. En-suite WC room;

En Suite WC

With low suite wc, wash basin and tiled walls.

Bedroom Three

9' x 8' (2.74m x 2.44m)

With radiator.

Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit.

Loft Conversion/Occasional Room

No Building Regs. Accessed via a staircase. With two velux skylights and radiator.





Exterior

There is a garden to the front, together with a larger enclosed garden to the rear with under-house storage and a wood decked patio having artificial grass.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching Five Lane Ends roundabout take the first exit onto Norman Lane, after 0.5 miles continue onto Victoria Rd, continue to the roundabout taking the 2nd exit onto Harrogate Rd/A658 and the property will shortly be seen on the left hand side displayed via our For Sale board.

TENURE

FREEHOLD

COUNCIL TAX BAND

B

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs. (If you are viewing the tour on a Smart/phone you may have turn the phone to landscape mode to see the full picture).



Harrogate Road, BD2

Approximate Gross Internal Area = 134.8 sq m / 1451 sq ft

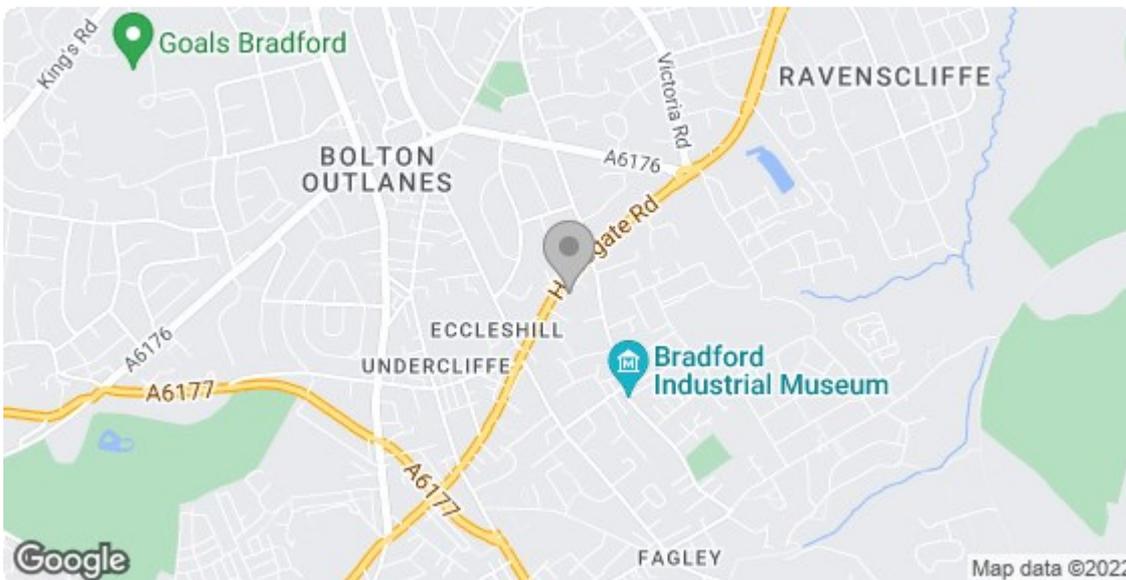


Ground Floor
573 sq ft / 53.2 sq m

First Floor
524 sq ft / 48.7 sq m

Second Floor
354 sq ft / 32.9 sq m

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID900381)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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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