



Deanery Gardens, Eccleshill,
Reduced To £205,000

* DETACHED * THREE BEDROOMS * REFURBISHED/MODERNISED THROUGHOUT * FAMILY SIZED *
* DRIVEWAY PARKING * CLOSE TO ECCLESHILL VILLAGE * CONTEMPORARY DECOR *
Having been recently refurbished throughout and offering 'ready to move into' accommodation, is this very well presented three bedroom detached.

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

The property briefly comprises entrance, through lounge with dining area, modern fitted kitchen, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens and driveway parking.



Entrance Hall

Lounge / Dining Area

26'3" max into dining area x 12' (8.00m max into dining area x 3.66m)
Modern glass fire with audio/display plinths, radiator.

Kitchen

10'7" x 7'5" (3.23m x 2.26m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, store cupboard, part tiled walls and radiator.

First Floor Landing

Bedroom One

14'5" x 8'10" (4.39m x 2.69m)

With radiator.

Bedroom Two

11'6" x 8'10" (3.51m x 2.69m)

With radiator.

Bedroom Three

7'10" x 6'2" (2.39m x 1.88m)

With radiator.

Bathroom

Modern three piece suite, part tiled walls, radiator.

Exterior

To the outside there are gardens and driveway parking.

Directions

From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 1st exit onto Norman Ln, continue onto Victoria Rd, turn left onto Park Rd, right onto Cavendish Rd, right onto Deanery Gardens.

TENURE

FREEHOLD

Council Tax Band

C / 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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		82	(92 plus) 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@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

