



## Hutton Hall Drive, Eccleshill

**£295,000**

\* MODERN SEMI DETACHED \* FIVE BEDROOMS \* THREE STOREY \* BUILT 2022 \*

\* TWO BATH/SHOWER ROOMS \* GARDENS \* PARKING \* CLOSE TO ECCLESHILL VILLAGE \*

A fantastic opportunity for the growing family to purchase this delightful and spacious five bedroom semi detached house.

Built approximately four years ago with Builder's Guarantee remaining.

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

The accommodation briefly comprises entrance hall, cloakroom/wc, lounge, modern fitted dining kitchen, three first floor bedrooms and a modern four piece house bathroom. To the second floor there are two further bedrooms with en-suite shower room.

To the outside there are gardens and parking.

Viewing is highly recommended.





### Entrance Hall

With radiator.

### Cloakroom/WC

With low suite wc, wash basin and radiator.

### Lounge

16'6" x 11'5" (5.03m x 3.48m)

With store cupboard and radiator.

### Dining Kitchen

16'6" x 9'1" (5.03m x 2.77m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, integrated fridge freezer, dishwasher, radiator, upvc French doors to rear garden.

### First Floor Landing

#### Bedroom Two

16'7" x 9'1" (5.05m x 2.77m)

With radiator.

#### Bedroom Three

11'1" x 8'1" (3.38m x 2.46m)

With radiator.

#### Bedroom Four

With radiator.

### Bathroom

Four piece modern white suite, part tiled walls and radiator.

### Second Floor Landing

#### Bedroom One

11'11" x 11'5" (3.63m x 3.48m)

With radiator. En Suite;

#### En Suite Shower Room

Three piece modern suite , part tiled walls.





**Bedroom Five / Study**  
13' x 6'9" (3.96m x 2.06m)  
With radiator.

**Exterior**

To the outside there is driveway parking plus enclosed lawned and patio garden to the side.

**Directions**

From our office in Idle village take the left onto Idlecroft Rd, 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 Hutton Hall Dr and the property will be seen displayed via our For Sale board.

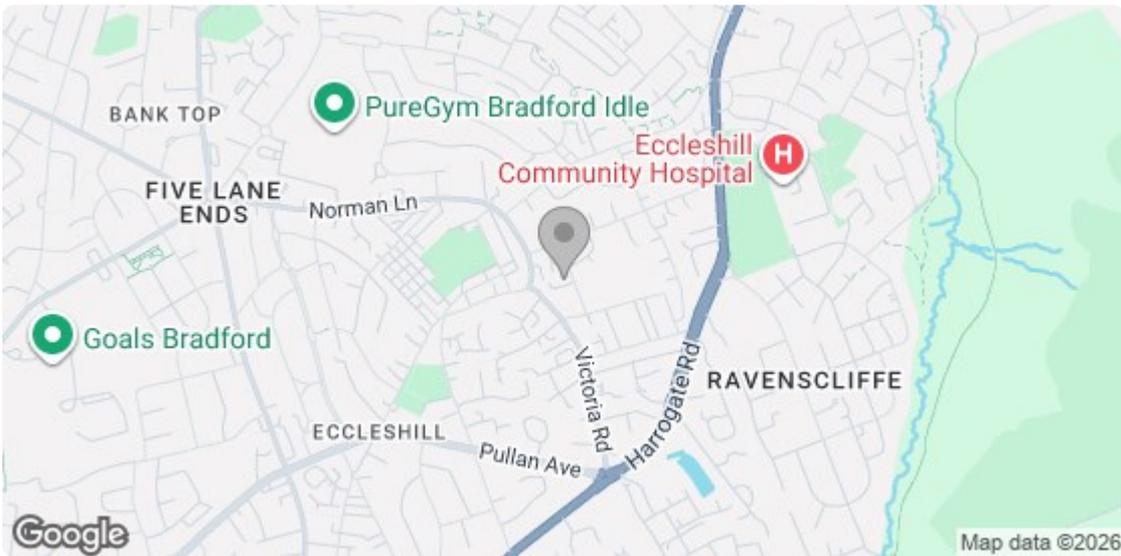
**TENURE**

FREEHOLD

**Council Tax Band**

D / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			

**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.

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