



Lavell Mews, Eccleshill,

£150,000

* MODERN TOWN HOUSE * TWO BEDROOMS * CUL-DE-SAC LOCATION * GARDENS *
* PARKING * MODERN BATHROOM * DOWNSTAIRS CLOAKROOM/WC * GREAT STARTER HOME *
Occupying a delightful cul-de-sac setting on this modern development, is this two bedroom inner town house.

The 'ready to move into' accommodation is perfect for a first time buyer.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, cloakroom/wc, lounge, fitted dining kitchen, two first floor bedrooms and a modern bathroom with white suite.

To the outside there is driveway parking and an enclosed rear garden.



Entrance

With radiator.

Cloakroom/WC

With low suite wc, wash basin and radiator.

Lounge

10'9" x 13'6" (3.28m x 4.11m)

Having a modern electric fire, laminated wood floor, radiator.

Dining Kitchen

14'7" x 9'9" (4.45m x 2.97m)

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

First Floor Landing

Bedroom One

14'6" x 11'10" (4.42m x 3.61m)

With laminated wood floor, radiator.

Bedroom Two

7'7" x 11'6" (2.31m x 3.51m)

With radiator.

Bathroom

Modern three piece suite, tiled walls and heated towel rail.

Exterior

To the outside there is parking to the front and an easy to maintain landscaped garden to the rear.

Directions

From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, at Bolton Junction traffic lights take the left onto Bolton Rd, right onto Moorside Rd, turn left onto Lavell Mews and the property will shortly be seen displayed via our For Sale board.

TENURE

LEASEHOLD. Details to be confirmed.

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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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		

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