



## Fagley Rise, Eccleshill

**£270,000**

- \* MODERN SEMI DETACHED \* FOUR BEDROOMS \* THREE STOREY \* CUL-DE-SAC \*
- \* TWO BATH/SHOWER ROOMS \* GOOD SIZED FAMILY HOME \* INTEGRAL GARAGE \*
- \* GARDENS \* PARKING \*

A fantastic opportunity for the growing family to purchase this delightful four bedroom modern town house.

Built approx. four years ago and benefits from gas central heating, upvc double glazing and alarm.

The spacious accommodation briefly comprises reception hall, cloakroom/wc, modern fitted dining kitchen, first floor lounge and master bedroom with en-suite shower room, plus three further bedrooms to the second floor and house bathroom.

To the outside there is driveway parking leading to an integral garage, together with a lawned garden to the rear with patio.





### Reception Hall

With radiator.

### Cloakroom/WC

With low suite wc, wash basin, radiator.

### Dining Kitchen

15'8" x 9'4" (4.78m x 2.84m)

Modern fitted kitchen having a range of grey wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, fridge freezer, auto washer and dishwasher, radiator and upvc French door to rear garden.

### First Floor

#### Lounge

15'8" x 14'1" (4.78m x 4.29m)

With radiator.

#### Bedroom One

13'4" x 9'2" (4.06m x 2.79m)

With radiator. En-Suite Shower Room;

#### En Suite Shower Room

Three piece suite, part tiled walls and heated towel rail.

### Second Floor Landing

#### Bedroom Two

8'8" x 11'7" (2.64m x 3.53m)

With radiator.

#### Bedroom Three

9' x 15'9" (2.74m x 4.80m)

With radiator and store cupboard.

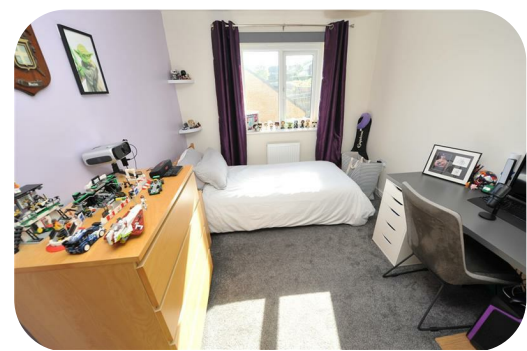
#### Bedroom Four

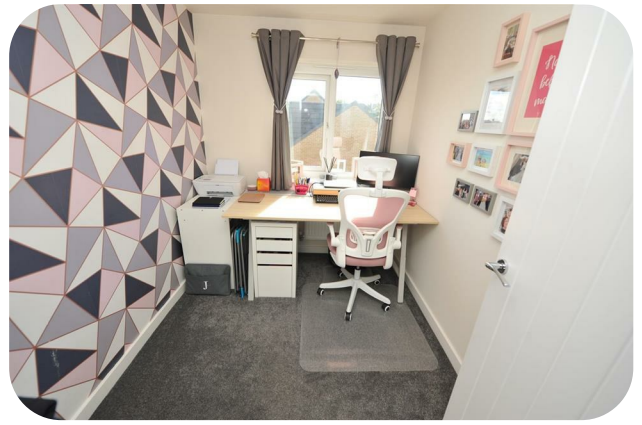
8'5" x 6'7" (2.57m x 2.01m)

With radiator.

### Bathroom

Three piece modern white suite, heated towel rail.





### Exterior

To the outside there is parking in driveway for two cars, integral garage and a lawned and patio garden to the rear.

### Directions

From our office in Idle village turn left onto Idlecroft Rd, right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the second exit onto Idle Rd, turn left onto Bolton Rd, turn right onto Moorside Rd, left onto Carrier Ln, right onto Mill Rd, right onto Fagley Rise and the property will be seen displayed via our For Sale board.

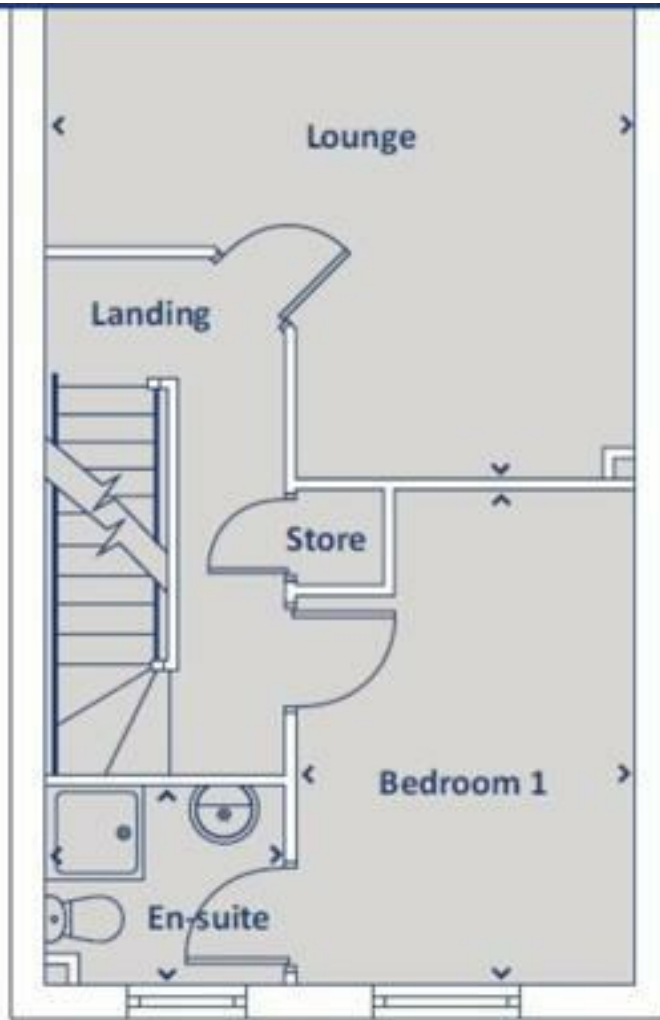
### TENURE

FREEHOLD

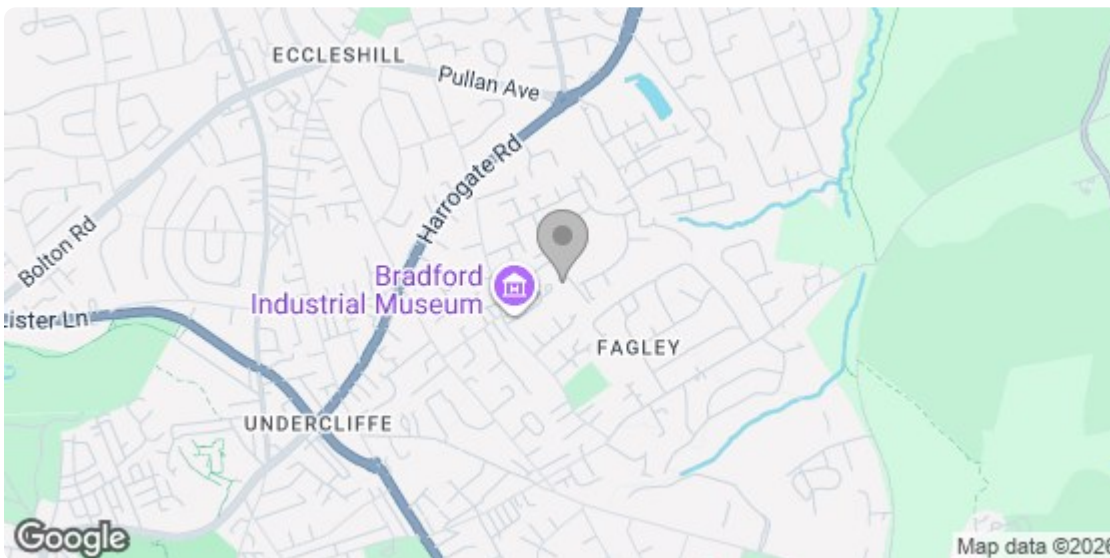
### Council Tax Band

C / Bradford





**Lounge** 4836 x 4279 or 15'10" x 14'7"  
**Bedroom 1** 2812 x 4074 or 9'2" x 13'4"  
**En-Suite** 1931 x 1660 or 6'4" x 5'5"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			94
(81-91) <b>B</b>		84	
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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