



Ennerdale Drive, Eccleshill

£270,000

- **DETACHED BUNGALOW ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** WELL PRESENTED**
- * POPULAR LOCATION * CLOSE TO SCHOOLS & AMENITIES * GARDENS * DRIVE * GARAGE *
- * SCOPE TO EXTEND INTO THE ROOF SPACE - subject to any relevant planning consents *

Located in a popular residential location, is this three bedroom detached bungalow.

Situated close to amenities, schools and transport links.

The well presented accommodation benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, three bedrooms, bathroom, dining room and kitchen.

To the outside there are gardens to both front and rear, together with a garage and driveway providing off-road parking for five cars, approx.

Early viewing is essential to avoid disappointment!!





Situated close to amenities, schools and transport links in a popular residential location, is this well presented three bedroom detached bungalow.

Having scope to extend upwards into the roof space - subject to any relevant planning consents.

Benefits from gas central heating and upvc double glazing.

Entrance hall, lounge, three bedrooms, bathroom, dining room and kitchen.

To the outside there are gardens to both front and rear, together with a garage and driveway providing off-road parking for five cars, approx.

Early viewing is essential to avoid disappointment!!

Entrance Hall

With radiator and access to loft.

Lounge

15'2" x 12'8" (4.62m x 3.86m)

With fireplace and radiator.

Bedroom One

13'3" x 13'3" (4.04m x 4.04m)

With radiator.

Bedroom Two

12'2" x 7' (3.71m x 2.13m)

With radiator.

Bedroom Three

12' x 9'10" (3.66m x 3.00m)

With radiator.

Bathroom

Comprising corner bath, low suite wc, wash basin, radiator.

Dining Room

12'3" x 9'2" (3.73m x 2.79m)

With radiator.

Kitchen

12'3" x 9' (3.73m x 2.74m)

Having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, radiator, door to rear.





Exterior

To the outside there are gardens to both front and rear, together with a garage and driveway providing off-road parking for five cars, approx.

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.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, at the end take the right into Bradford Road, continue straight ahead at the Morrisons roundabout and upon reaching Five Lane Ends roundabout take the second exit into Idle Road. Proceed straight ahead at Bolton Junction traffic lights continuing onto Idle Road and shortly after take the right into Ennerdale Road, left onto Ennerdale Drive.



Ennerdale Drive

Approximate Gross Internal Area = 89.7 sq m / 965 sq ft

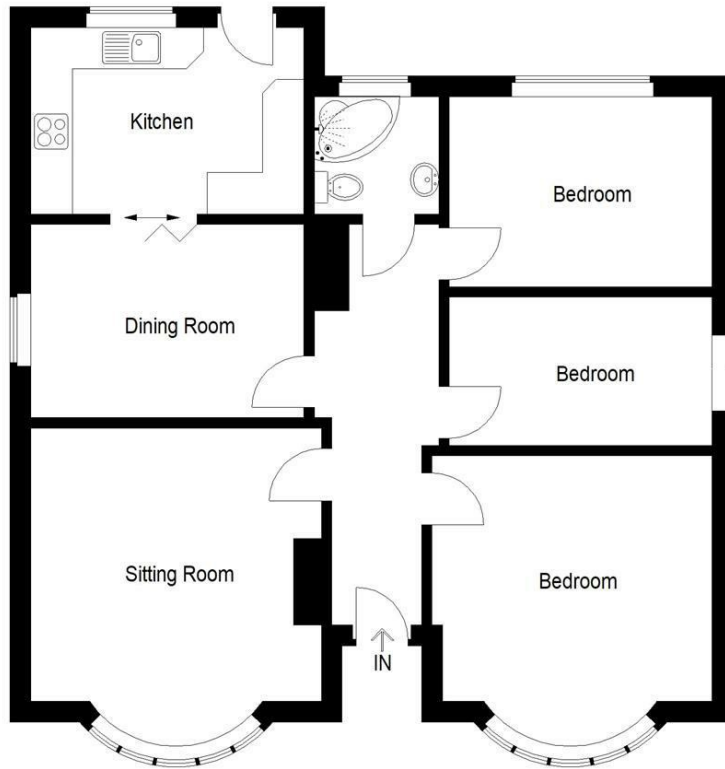
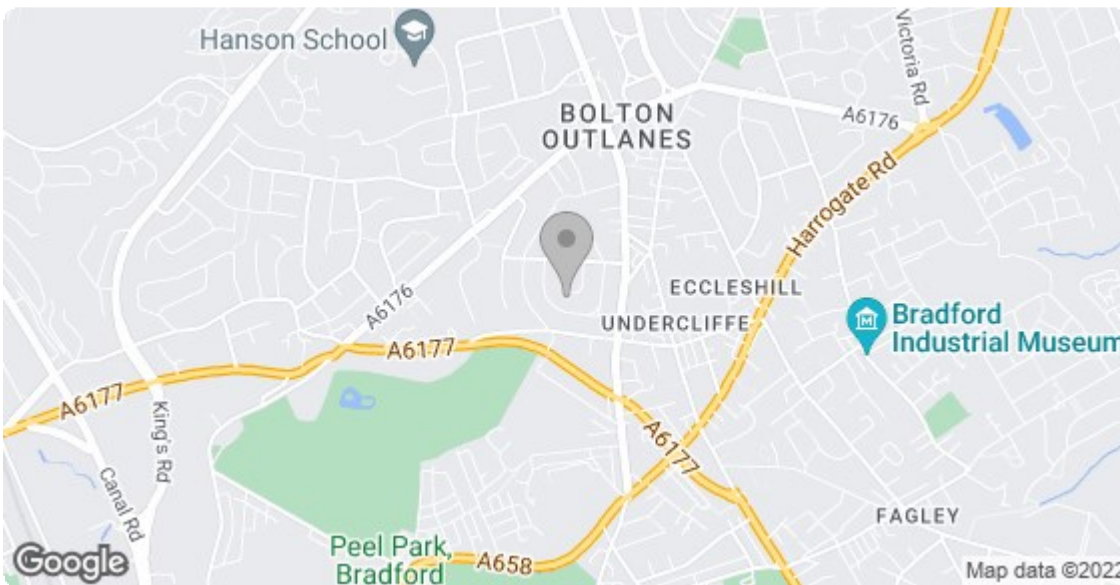


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID 803269)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		67
(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 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		
England & Wales		EU Directive 2002/91/EC

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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