



## High House Avenue, Eccleshill

**Offers Over £195,000**

**\*\*\* CALL SUGDENS TO BE THE FIRST TO VIEW\*\*\***

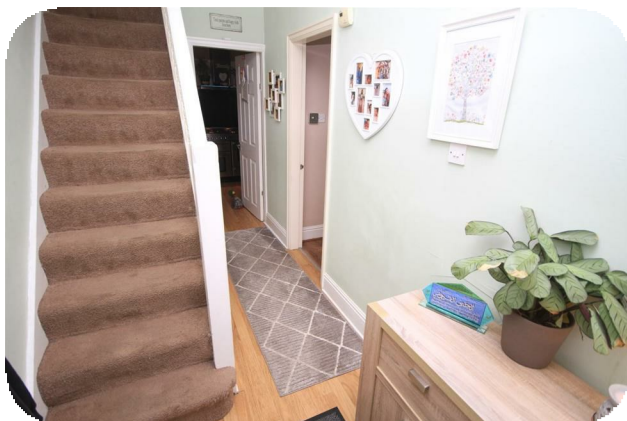
**\* THREE BEDROOMS\* \*SEMI-DETACHED\* \*POPULAR LOCATION\***

Sugdens are pleased to welcome to market this well presented three bedroom semi detached property. Offering family accommodation, the accommodation briefly comprises reception hall, lounge, dining kitchen, conservatory, three first floor bedrooms and a house bathroom.

To the outside the property has well maintained gardens to front and rear, together with off-street parking.







### Reception Hall

With central heating radiator and stairs leading up to the first floor accommodation.

### Lounge

12' x 11'1" (3.66m x 3.38m)

With a coal effect gas fire in feature fireplace surround, laminate wood flooring and central heating radiator.

### Dining Kitchen

16'6" x 11'1" (5.03m x 3.38m)

Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel range style cooker, laminate wood flooring, radiator, upvc French doors to the conservator.

### Conservatory

17'8" x 7'10" (5.38m x 2.39m)

With access to rear garden.

### First Floor Landing

#### Bedroom One

12'2" x 11'8" (3.71m x 3.56m)

With central heating radiator.

#### Bedroom Two

11'10" x 10'4" (3.61m x 3.15m)

With central heating radiator.

#### Bedroom Three

9'2" x 6'3" (2.79m x 1.91m)

With central heating radiator.

### Bathroom

Modern white three piece suite, tiled walls, towel radiator.

### Exterior

To the outside there is a front garden with off street parking, and to the rear there is an enclosed garden with lawn, decking and a useful storage shed.





### Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Rd, after 0.3 miles turn right onto High House Rd, turn left onto High House Ave and the property will shortly be seen displayed via our For Sale board.

### Tenure

We have been advised this property is a Freehold.

### Council Tax Band

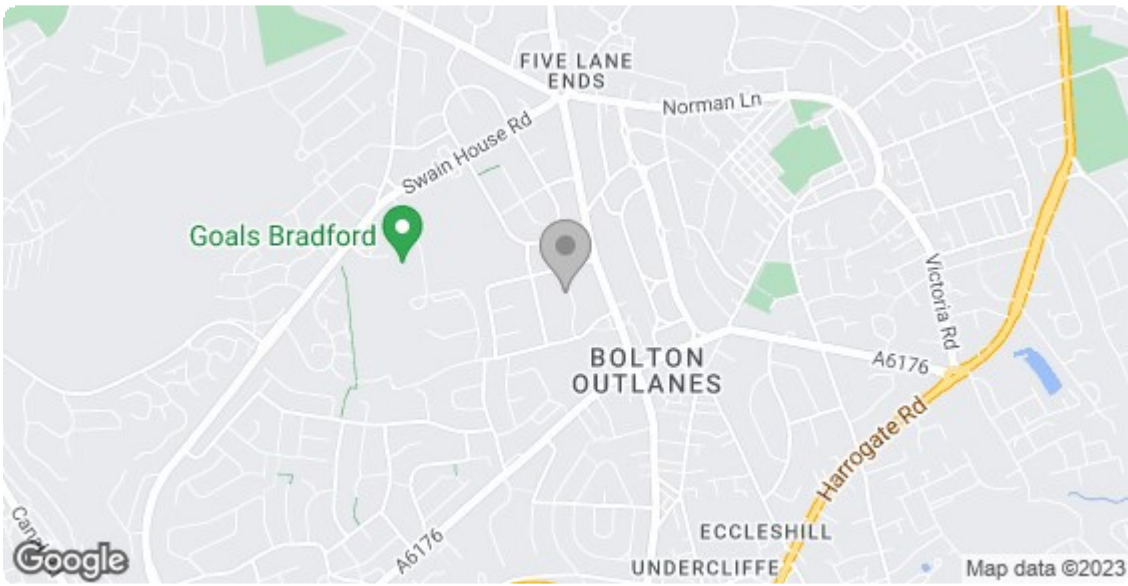
C

### 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. (If you are viewing the tour on a Smart/Iphone you may have turn the phone to landscape mode to see the full picture).







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> 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.

