Sugdens
Sales & Lettings



Bolton Drive, Eccleshill

Offers Around £190,000

* EXTENDED * SEMI DETACHED * TWO BEDROOMS (FORMERLY THREE) *
* POPULAR LOCATION * MODERN KITCHEN & SHOWER ROOM * GARDENS *

Available with no onward chain, is this delightful two bedroom semi detached house (formerly three bedrooms).

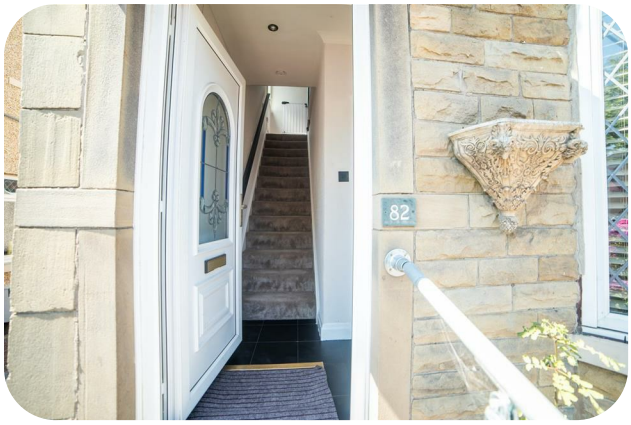
Benefits from gas central heating, double glazing and briefly comprises entrance, lounge with dining area, modern fitted breakfast kitchen, two first floor bedrooms and a modern fitted shower room.

To the outside there are gardens to both front and rear.











Entrance
With radiator.

Lounge/Dining Area
23'1" x 13'3" extending to 16'6" (7.04m x 4.04m extending to 5.03m)
With coal effect gas fire in ornate feature fireplace surround with black marble inset, bow window, two radiators, store cupboard.

Breakfast Kitchen
14'9" x 7'5" (4.50m x 2.26m)
Modern fitted breakfast kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, integrated fridge, freezer, auto washer, breakfast bar, tiled floor and radiator.

First Floor Landing

Bedroom One
16'7" x 11'2" (5.05m x 3.40m)
Formerly two bedrooms.

Bedroom Two
9'7" x 10'7" (2.92m x 3.23m)
With built in mirror fronted wardrobes, radiator.

Shower Room
Modern three piece white suite, tiled walls, heated towel rail.

Exterior
To the outside there are gardens to both front and rear.

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 2nd exit onto Idle Rd, left onto Bolton Rd, left onto Bolton Dr and the property will be seen displayed via our For Sale board.











TENURE
FREEHOLD

Council Tax Band
B / Bradford









Bolton Drive, BD2

Approximate Gross Internal Area = 81.9 sq m / 881 sq ft

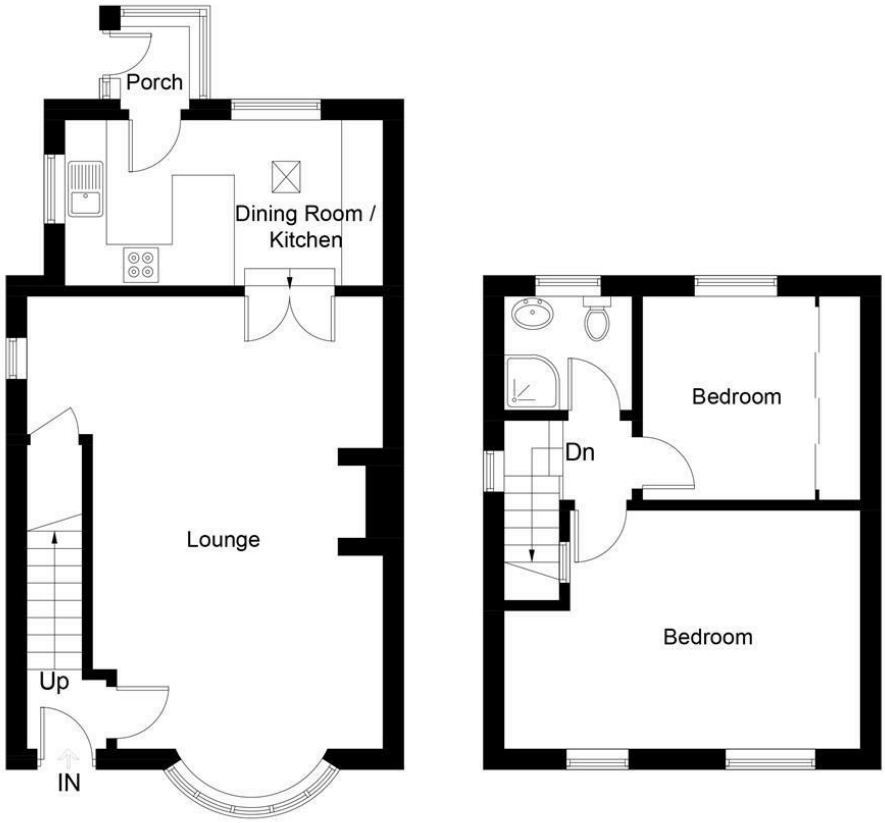
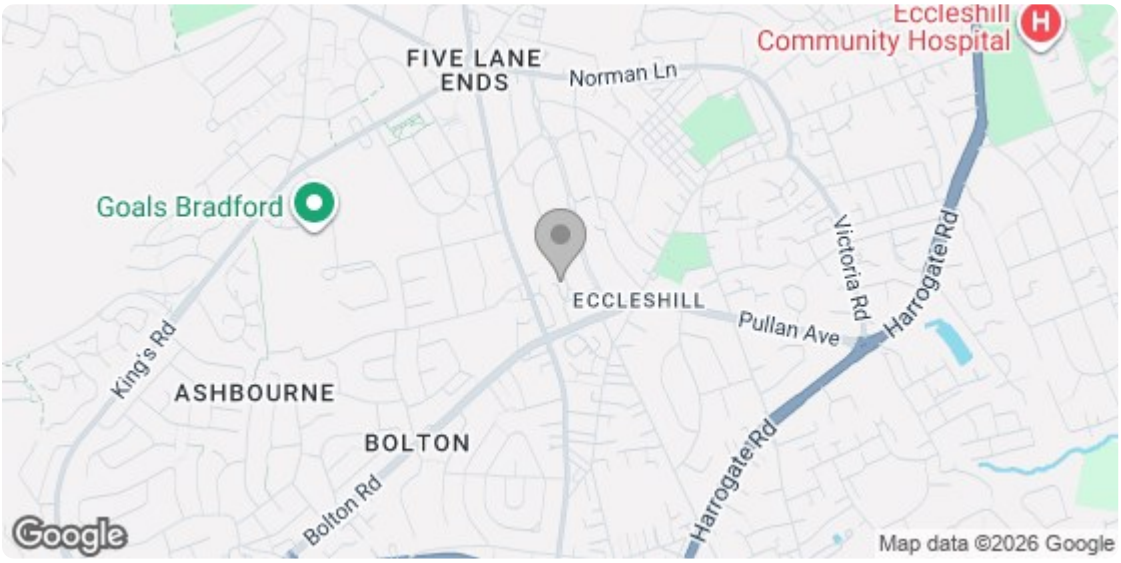
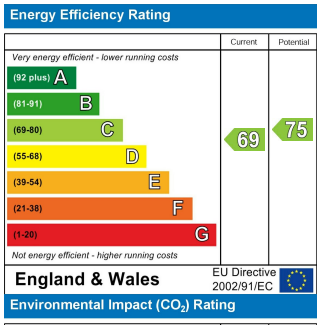


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1323201)





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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