



Pullan Avenue, Eccleshill

£155,000

**** SEMI DETACHED ** THREE BEDROOMS ** TWO RECEPTION ROOMS **
* GARDENS & PARKING * POPULAR LOCATION ***

Available with NO ONWARD CHAIN, is this family sized three bedroom semi detached house. Situated close to shops, schools, library and public transport.

Benefits from gas central heating and upvc double glazing.

Reception hall, lounge, dining room, beech-wood effect fitted kitchen, three first floor bedrooms, modern white house bathroom and separate wc.

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





A family sized three bedroom semi detached house.

Available with NO ONWARD CHAIN.

Situated close to shops, schools, library and public transport.

The accommodation benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining room, beech-wood effect fitted kitchen, three first floor bedrooms, modern white house bathroom and separate wc.

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

Reception Hall

Lounge

14'6" x 12'1" (4.42m x 3.68m)

Having a modern pebble effect electric fire set in chimney breast, radiator and bay window.

Kitchen

8'8" x 5'9" (2.64m x 1.75m)

Beech-wood 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.

Dining Room

12'2" x 12'1" (3.71m x 3.68m)

With a modern electric fire and radiator.

First Floor Landing

Bedroom One

11'11" x 10'10" (3.63m x 3.30m)

With built in wardrobes and radiator.

Bedroom Two

12'2" x 10'8" (3.71m x 3.25m)

With radiator.

Bedroom Three

6' x 7'7" (1.83m x 2.31m)

With radiator.

Bathroom

Modern two piece suite comprising bath, pedestal wash basin, part tiled walls and heated towel rail.





Separate WC

With low suite wc and part tiled walls.

Exterior

To the outside there is a garden and parking to the front and an enclosed lawned garden to the rear.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, proceed to the end taking the right into Bradford Road, continue straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the second exit into Idle Road. Proceed all the way to the traffic lights at Bolton Junction taking the left here into Bolton Road, proceed as the road veers to the right and continues into Pullan Avenue, the property will be seen displayed via our For Sale board.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensesstates.co.uk
 website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

