



## Lavell Mews, Eccleshill,

**£234,000**

**\* DETACHED \* THREE BEDROOMS \* MODERN KITCHEN & BATHROOM \* LANDSCAPED GARDENS \***

Occupying a delightful cul-de-sac setting and offering superb modern accommodation, is this three bedroom detached house.

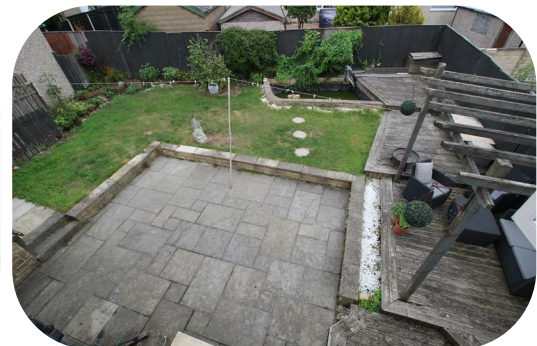
This spacious plot provides landscaped gardens and ample parking.

Benefits from gas central heating, upvc double glazing and alarm system.

Entrance, cloakroom, lounge, modern dining kitchen, three first floor bedrooms and a modern white house bathroom.

To the outside there are beautiful landscaped gardens with driveway to the side.

Viewing is highly recommended.



## Entrance Hall

Laminate floor and radiator.

## Lounge

13'7" x 13'8" (4.14m" x 4.17m")

Modern black glass effect electric fire, laminate flooring, storage cupboard and radiator.

## Dining Kitchen

17'4" x 9'6" (5.28m" x 2.90m")

Modern effect fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for dishwasher, laminate floor and radiator.

## Cloakroom / Utility

Low flush wc, pedestal wash basin, plumbing for auto washer and radiator

## First Floor Landing

## Bedroom One

12'5" x 10'0" (3.78m" x 3.05m")

Radiator.

## Bedroom Two

12'2" x 10'0" (3.71m" x 3.05m")

Radiator.

## Bedroom Three

7'1" x 7'0" (2.16m" x 2.13m")

Radiator.

## Bathroom

Three piece modern white suite with over bath shower and screen, tiled walls and heated towel rail.

## Exterior

To the outside there are landscaped gardens to three sides incorporating lawned areas, patio, pond and garden shed, together with ample parking to the side.

## Tenure

Leasehold

## Council Tax Band

C



**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.

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

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