



Cameron Grove, Eccleshill
Offers Over £179,950

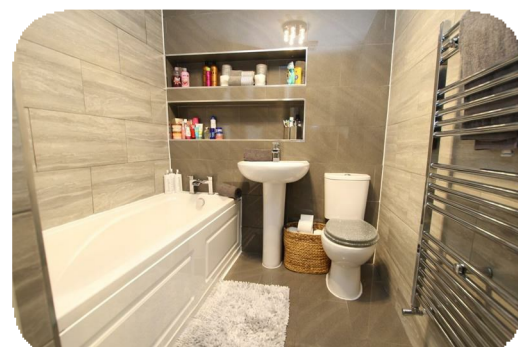
**** END TOWN HOUSE ** THREE BEDROOMS ** THREE STOREY ** TWO RECEPTION ROOMS **
* TWO BATH/SOWER ROOMS * PARKING & LANDSCAPED GARDENS * WELL PRESENTED ***

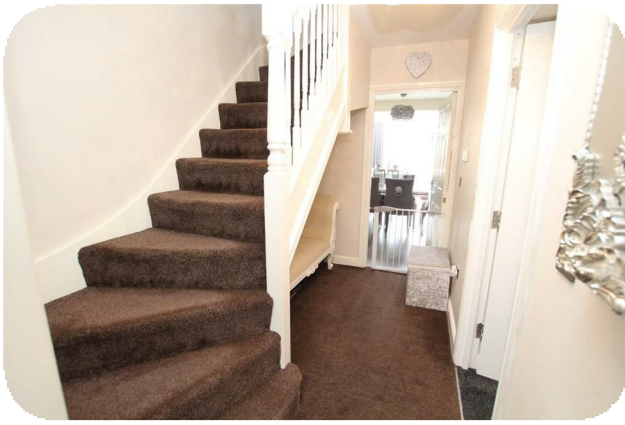
Occupying a delightful cul-de-sac setting and offering 'ready to move into' accommodation, is this very well presented three bedroom modern end town house.

Benefits from gas central heating and upvc double glazing.

Reception hall, sitting room, modern cream fitted dining kitchen, cloakroom/wc, first floor lounge, modern bathroom and bedroom three, to the second floor there are two further bedrooms - master bedroom having en-suite shower room.

To the outside there is parking for two cars and landscaped garden to the rear.





Very well presented three bedroom modern end town house.

Occupying a delightful cul-de-sac setting.

Offering 'ready to move into' accommodation which benefits from gas central heating, upvc double glazing and briefly comprises reception hall, sitting room, modern cream fitted dining kitchen, cloakroom/wc, first floor lounge, modern bathroom and bedroom three, to the second floor there are two further bedrooms - master bedroom having en-suite shower room.

To the outside there is parking for two cars and landscaped garden to the rear.

Entrance Hall

With radiator.

Sitting Room

16'5" x 8'3" (5.00m x 2.51m)

With radiator.

Cloakroom

With low suite wc, hand basin, radiator.

Dining Kitchen

15'8" x 8' extending to 12'7" (4.78m x 2.44m extending to 3.84m)

Modern cream gloss fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integral dishwasher and plumbing for auto washer, laminated wood floor, radiator, upvc French doors to rear garden.

First Floor Landing

With storage cupboard.

Lounge

15'9" x 9'3" (4.80m x 2.82m)

With Juliet style balcony, radiator.

Bathroom

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

Bedroom Three

9'7" x 8'10" (2.92m x 2.69m)

With radiator.

Second Floor Landing

With store cupboard.





Bedroom One

13'5" x 9'3" (4.09m x 2.82m)

Having built in mirror fronted wardrobes, radiator. En Suite shower room;

En Suite Shower Room

Comprising shower cubicle, low suite wc, pedestal wash basin and radiator.

Bedroom Two

12'3" x 10'10" (3.73m x 3.30m)

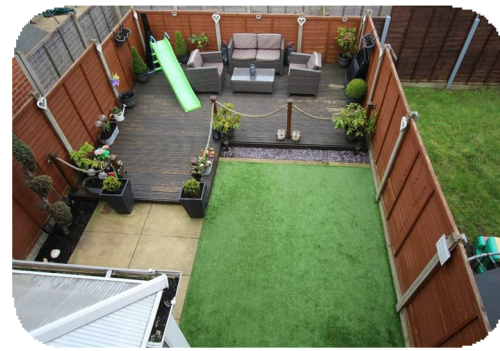
With radiator.

Exterior

To the outside there is parking for two cars, together with a landscaped garden to the rear.

Directions

From our office in Idle village take the left at the bottom of the roundabout into Idlecroft Road, proceed to the end taking the right into Bradford Road, proceed straight ahead at the Morrisons mini-roundabout and to the Five Lane Ends roundabout taking the third exit into Idle Road. proceed for half a mile and at the traffic lights turn left onto Bolton Road, first right onto Leeds Road, take the slight left to stay on Leeds Road, take the right onto Cameron Grove and the property will be seen displayed via our For Sale board.





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

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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