



Acre Avenue, Eccleshill

Offers Over £165,000

** SEMI DETACHED ** THREE BEDROOMS ** CONVERTED LOFT ** CONSERVATORY **
* GARAGE * GARDENS * PARKING *

Situated close to Eccleshill village opposite park land, is this delightful three bedroom extended semi detached house.

The family sized accommodation benefits from gas central heating, upvc double glazing and alarm system. Reception hall, lounge with dining area, kitchen, utility room, conservatory, three first floor bedrooms and house bathroom. The loft has been converted into an occasional room.

To the outside there is parking, garage and landscaped gardens.





Delightful three bedroom extended semi detached house situated close to Eccleshill village opposite park land. The family sized accommodation benefits from gas central heating, upvc double glazing, alarm system and briefly comprises reception hall, lounge with dining area, kitchen, utility room, conservatory, three first floor bedrooms and house bathroom. The loft has been converted into an occasional room. To the outside there is parking, garage and landscaped gardens.

Reception Hall

Lounge & Dining Area

21'2" x 11'5" (6.45m x 3.48m)

Having a coal effect gas fire in feature fireplace, radiator, oak flooring, two radiators, French doors to conservatory.

Kitchen

8'6" x 8'6" (2.59m x 2.59m)

Medium oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls.

Conservatory

11'3" x 9'3" (3.43m x 2.82m)

With radiator.

Utility

7'6" x 8'5" (2.29m x 2.57m)

With plumbing for auto washer, radiator.

First Floor Landing

Bedroom One

10'4" x 11'2" (3.15m x 3.40m)

With radiator.

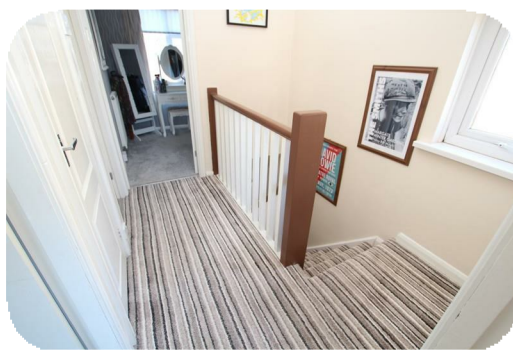
Bedroom Two

8'5" x 11'2" (2.57m x 3.40m)

With radiator and store cupboard.

Bathroom

With three piece white suite, radiator.





Loft / Occasional Bedroom

13'1" max x 10'5" (3.99m max x 3.18m)

With velux skylight.

Exterior

To the outside there is parking to the front, enclosed garden and parking to the rear and a single garage.

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.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, at the end take the right into Bradford Road and proceed straight ahead at the Morrisons roundabout, upon reaching Five Lane Ends roundabout take the first exit into Norman Lane, take the right onto Acre Avenue and the property will shortly be seen displayed via our For Sale board.

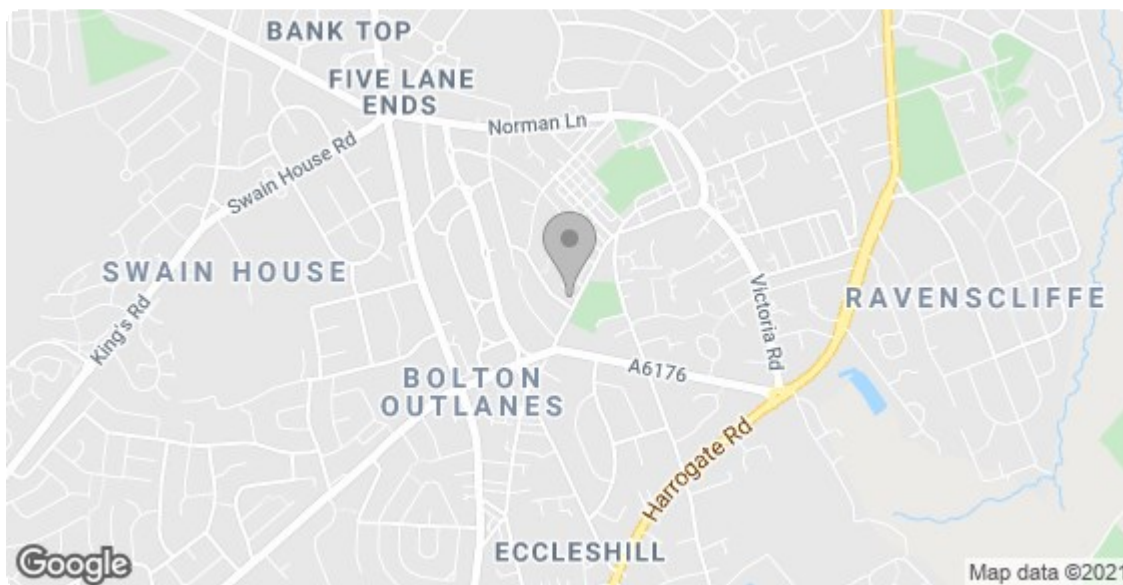


Acre Avenue BD2

Approximate Gross Internal Area = 97.4 sq m / 1048 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID750398)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(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.

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