



Wharncliffe Drive, Eccleshill, Offers Over £235,000

* SEMI DETACHED * THREE BEDROOMS * TWO BATH/SHOWER ROOMS * FAMILY SIZED *
* VERY WELL PRESENTED * MODERN KITCHEN * GARDENS * DRIVE * GARAGE *

Immaculate throughout and offering 'ready to move into' accommodation, is this delightful three bedroom semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, large lounge, modern fitted kitchen, downstairs bathroom, three good sized first floor bedrooms and a modern fitted shower room. To the outside there is a block paved driveway leading to a detached garage, together with a split level landscaped garden to the rear.

Viewing is highly recommended.



Entrance

Lounge

20'8" x 11'5" (6.30m x 3.48m)

Modern electric fire set in media wall, bamboo flooring, radiator.

Kitchen

Modern fitted kitchen with a range of grey wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge freezer, dishwasher, radiator.

Bathroom

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

First Floor

Bedroom One

11'1" x 11'4" (3.38m x 3.45m)

With radiator.

Bedroom Two

11'6" x 9'4" (3.51m x 2.84m)

With radiator.

Bedroom Three

8'8" x 7'8" (2.64m x 2.34m)

With radiator.

Shower Room

Three piece modern suite.

Loft

20'8" x 10'2" (6.30m x 3.10m)

With velux skylight.

Exterior

To the outside there is a garden to the front, block paved drive leading to a detached garage, together with a split level landscaped garden to the rear with shed.

Directions

From our office in Idle village take the right onto New Street, continue onto Apperley Road, right onto Leeds Rd, continue to follow A657 for 0.5 miles, turn right onto Harrogate Rd, left onto Wharnccliffe Dr.

TENURE

FREEHOLD

Council Tax Band

B / Bradford



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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk