



Harrogate Road, Eccleshill

£260,000

* LARGE VICTORIAN TERRACED HOUSE * THREE FLOORS * FOUR BEDROOMS * TWO RECEPTION ROOMS *

* SPACIOUS ACCOMMODATION * LANDSCAPED GARDENS * CHARACTERFUL *

* RECENTLY MODERNISED * MODERN FIXTURES & FITTINGS * TWO BATH/SOWER ROOMS *

A fantastic opportunity for the growing family to purchase this substantial, very spacious and characterful stone built terraced house. Situated in a popular location close to local amenities and Wellington Primary school.

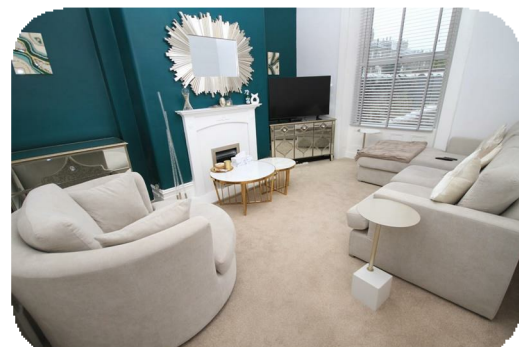
Updated and modernised by the current owner to provide 'ready to move into' accommodation.

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

The accommodation briefly comprises reception hall, cloakroom/wc, lounge, sitting room, fitted kitchen, utility, three first floor bedrooms and house bathroom, together with a large attic bedroom with en-suite shower room.

To the outside there are good sized recently landscaped gardens, parking at the rear for one car and double garage.

Viewing is highly recommended.





Reception Hall

With radiator.

Cloakroom

With low suite wc, hand basin and radiator.

Lounge

18'6" x 14'6" (5.64m x 4.42m)

With a coal effect gas fire in feature fireplace surround, bay window and radiator.

Kitchen

14'3" x 9'2" (4.34m x 2.79m)

Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, Belling cooking range, plumbing for auto washer, radiator.

Sitting Room

14'10" x 12'4" (4.52m x 3.76m)

With a coal effect gas fire in feature fireplace surround, radiator.

Utility

8'8" x 6'4" (2.64m x 1.93m)

With radiator and access to rear garden.

Cellar

Currently used for storage.

First Floor Landing

With store cupboard.

Bedroom One

15'1" x 11'1" (4.60m x 3.38m)

With fitted modern wardrobes and radiator.

Bedroom Two

12'2" x 10'11" (3.71m x 3.33m)

With fitted wardrobes, drawers and dresser, radiator.

Bathroom

Four piece suite comprising bath, shower cubicle, low suite wc, pedestal wash basin, tiled walls and radiator.

Bedroom Three

11'9" x 6'2" (3.58m x 1.88m)

With radiator.





Second Floor

Bedroom Four

23'7" x 13'7" (7.19m x 4.14m)

With built in wardrobes, two radiators. En-Suite shower room;

En Suite Shower Room

With shower cubicle, low suite wc and pedestal wash basin.

Exterior

To the outside there are landscaped gardens with lawns and patio, parking at the rear for one car, together with a double garage.

Directions

From our office in Idle village take the left at the roundabout onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, turn left onto Bolton Rd/A6176, right onto Leeds Rd, take the slight left to stay on Leeds Rd, turn right onto Harrogate Rd/A658 and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B

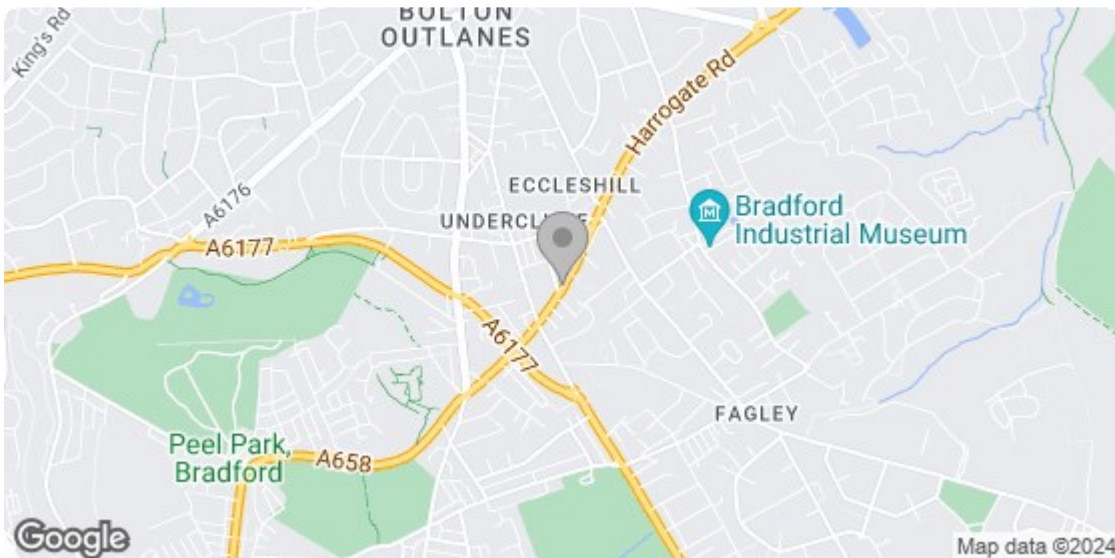


Harrogate Road, BD2

Approximate Gross Internal Area = 175.7 sq m / 1891 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1032166)



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		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		

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.

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