



Leafield Crescent, Eccleshill,

£185,000

*** SEMI DETACHED * THREE BEDROOMS * FAMILY HOME * GOOD SIZED GARDEN *
* POPULAR LOCATION * LOFT CONVERSION * OFF-ROAD PARKING ***

Situated in a popular residential location, is this three bedroom family sized semi detached house.

Well presented and benefits from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises reception hall, through lounge with dining area, fitted kitchen, three first floor bedrooms, house bathroom with white suite and a loft conversion accessed via a pull down ladder.

To the outside there is off-road parking to the front, larger enclosed lawned garden to the rear with patio.

Viewing is highly recommended.



Reception Hall

Lounge/Dining Area

21' x 10'2" (6.40m x 3.10m)

With a coal effect gas fire in feature fireplace with marble inset and hearth, two radiators.

Kitchen

10' x 6'10" (3.05m x 2.08m)

Cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas cooker point, plumbing for auto washer, radiator and store cupboard.

First Floor Landing

Bedroom One

13' x 11'5" (3.96m x 3.48m)

With radiator.

Bedroom Two

9'9" x 11'5" (2.97m x 3.48m)

With radiator.

Bedroom Three

8' x 5'10" (2.44m x 1.78m)

With radiator.

Bathroom

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

Loft

14'5" x 13'2" (4.39m x 4.01m)

Accessed via a pull down ladder. With velux skylight.

Exterior

To the outside there is a gated drive to the front providing secure off-road parking, together with a larger lawned garden to the rear with patio and garden hut.

Directions

From our office in Idle village take the left onto Idlecroft Rd, at the end turn right onto Bradford Rd, go through the Morrisons roundabout, at the Five Ends roundabout take the 2nd exit onto Idle Rd, turn left onto Bolton Rd/A6176, turn right onto Leafield Ave, right onto Leafield Cres and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



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
(92-101) 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