



Quarry Bank Road, Eccleshill

£240,000

**** CALL SUGDENS TO BE THE FIRST TO VIEW ****

*** MODERN SEMI DETACHED * THREE BEDROOMS * EN-SUITE SHOWER ROOM ***

*** STUNNING LANDSCAPED GARDEN * MODERN KITCHEN & BATHROOM ***

*** PARKING * INTEGRAL APPLIANCES * IMMACULATELY PRESENTED ***

A fantastic opportunity for the growing family to purchase this 'ready to move into' modern semi detached house.

Built approximately two years ago with remaining builder's guarantee available.

Internally and externally, the property is immaculate.

An internal viewing is essential to appreciate what is on offer!!





Reception Hall

With radiator.

Cloakroom/WC

With low suite wc, wash basin and radiator.

Lounge

15'5" x 11'5" (4.70m x 3.48m)

With radiator and upvc French doors to rear garden.

Dining Kitchen

15'1" x 8'9" (4.60m x 2.67m)

Modern fitted dining kitchen having a range of wall and base units incorporating integrated fridge, freezer, auto washer, dishwasher, oven and hob.

First Floor Landing

With radiator.

Bedroom One

10'8" x 8'6" (3.25m x 2.59m)

With radiator. En-Suite shower room;

En Suite Shower Room

Three piece modern suite comprising shower cubicle, low suite wc, wash basin.

Bedroom Two

10'2" x 8'6" (3.10m x 2.59m)

With radiator.

Bedroom Three

7'4" x 6'6" (2.24m x 1.98m)

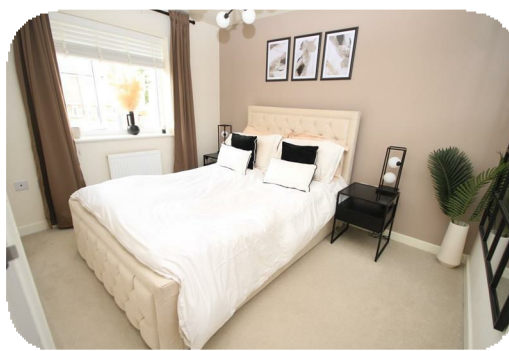
With radiator.

Bathroom

Three piece modern white suite.

Exterior

To the outside there is parking to the front and a stunning enclosed easy to maintain landscaped garden to the rear.





Directions

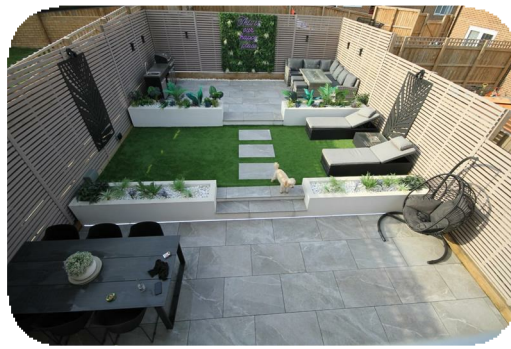
From our office in Idle village proceed through The Green and onto Albion Road, take the left to stay on Albion Road, take the right onto Old Park Road, turn right onto Orchard Grove, turn right onto Harrogate Rd/A658, go through the roundabout, turn left onto Moorside Rd, turn left onto Carrier Ln, turn left onto Mill Rd, turn left onto Quarry Bank Rd and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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		
	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.

