



Hazelcroft, Eccleshill,

£180,000

*** END TOWN HOUSE * THREE BEDROOMS * MODERN KITCHEN & BATHROOM ***

*** CUL-DE-SAC * IMMACULATE THROUGHOUT * GARDENS * PARKING ***

If you're looking for your first property or a family home - then this could be the house for you!!!

This very well presented property offers 'ready to move into' accommodation benefiting from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises entrance hall, lounge, modern fitted dining kitchen, modern ground floor bathroom and three first floor bedrooms.

To the outside there are good sized gardens and parking.



Entrance Hall

With radiator.

Bathroom

Three piece modern white suite, part tiled walls and heated towel rail.

Lounge

15'2" x 10'6" (4.62m x 3.20m)

With radiator.

Dining Kitchen

16'7" x 7'4" (5.05m x 2.24m)

Modern fitted dining kitchen having a range of wall and base units incorporating laminated sink unit, integral oven, hob, microwave, auto washer, fridge freezer, part tiled walls and radiator.

First Floor Landing

Bedroom One

13'4" x 10' (4.06m x 3.05m)

With radiator.

Bedroom Two

10'3" x 8'2" (3.12m x 2.49m)

With radiator.

Bedroom Three

8'6" x 8'2" (2.59m x 2.49m)

With radiator.

Exterior

To the outside there is a garden to the front, driveway and a lawned and patio garden to the rear.

Directions

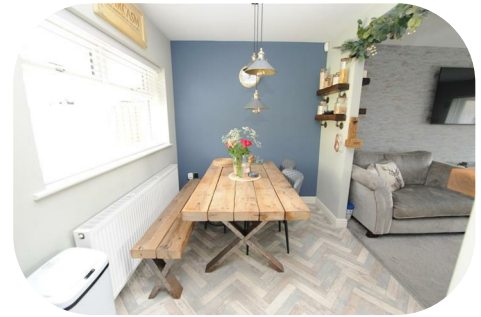
From our office in Idle village take the right onto New Street, continue onto Apperley Rd, turn right onto Leeds Rd, right onto Harrogate Rd, left onto Hazelcroft and the apartments will be seen displayed via our For Sale board.

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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92 plus] A		Very environmentally friendly - lower CO ₂ emissions [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	
84	49		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

