



## Cameron Grove, Eccleshill,

**£131,500**

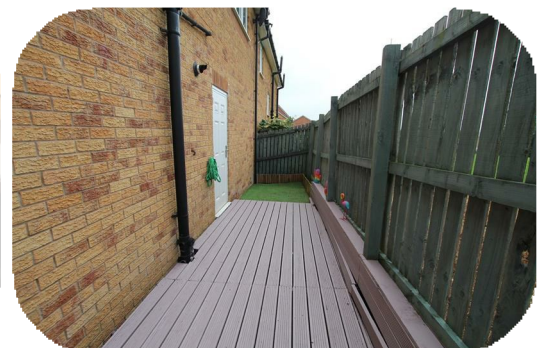
**\*\* TOWN HOUSE \*\* TWO BEDROOM \*\* WELL PRESENTED \*\* INTEGRAL GARAGE \*\*  
\* MODERN KITCHEN & BATHROOM \* PARKING \* OVERLOOKING PLAYING FIELDS \***

Fantastic opportunity for a first time buyer to purchase this two bedroom town house.

Occupying a delightful cul-de-sac setting and benefits gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises reception hall, cloakroom and integral garage. On the first floor is the lounge, modern fitted kitchen, two bedrooms and a modern white house bathroom.

Outside is parking and rear garden.



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A fantastic opportunity for a first time buyer.

The accommodation benefits from gas central heating, upvc double glazing, alarm system and briefly comprises reception hall, cloakroom and integral garage. On the first floor is the lounge, modern fitted kitchen, two bedrooms and a modern white house bathroom.

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### Entrance Hall

With radiator.

### Cloakroom

With low suite wc, hand basin and radiator.

### Integral Garage

With power & light, plumbing for auto washer.

### First Floor

#### Lounge

17'6" x 11'2" (5.33m x 3.40m)

With stainless steel electric fire in modern fireplace surround, radiator, Juliet style balcony.

#### Kitchen

8'4" x 8'2" (2.54m x 2.49m)

Modern medium oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integral dishwasher, part tiled walls, radiator.

#### Bathroom

Three piece modern white suite, part tiled walls and radiator.

#### Bedroom One

14'9" x 8'4" (4.50m x 2.54m)

With radiator.

#### Bedroom Two

9' x 9' (2.74m x 2.74m)

With radiator.

#### Exterior

To the outside there is parking for one car, together with a small decked patio to the rear.

### PLEASE NOTE

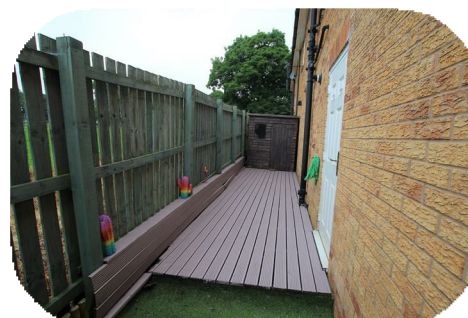
This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

### Directions

From our office in Idle village take the left at the bottom of the roundabout into Idlecroft Road, at the end take the right into Bradford Road, proceed straight ahead at the Morrisons roundabout, at the Five Lane Ends roundabout take the third exit onto Idle Road, proceed for ½ mile and at the traffic lights turn left onto Bolton Road, first right onto Leeds Road, take the slight left to stay on Leeds Road, take the right onto Cameron Grove and the property will be seen displayed via our For Sale board.

### 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.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Target	Score	Current	Target	Score
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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