



Fagley Crescent, Eccleshill,

£149,995

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * NO CHAIN *
* OVERLOOKING GRASSLAND * GARDENS & GARAGE *

Occupying a delightful cul-de-sac setting and available with no onward chain, is this family sized three bedroom semi detached house.

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

Reception hall, lounge, dining room, fitted kitchen, three first floor bedrooms and house bathroom.

To the outside there are gardens, driveway and garage.



Reception Hall

Lounge

15'9" x 11'10" (4.80m x 3.61m)

Having a cpal effect electric fire in feature fireplace surround, bay window and radiator.

Kitchen

9'8" x 8' (2.95m x 2.44m)

Cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas hob, electric oven, plumbing for auto washer, part tiled walls , radiator and store cupboard.

Dining Room

10'1" x 9'10" (3.07m x 3.00m)

With radiator and patio doors to conservatory.

Conservatory

8'6" x 8'8" (2.59m x 2.64m)

With radiator and upvc French doors to rear garden.

First Floor Landing

Bedroom One

10'6" x 13'8" (3.20m x 4.17m)

With built in wardrobe and radiator.

Bedroom Two

10'2" x 8'10" (3.10m x 2.69m)

With built in wardrobe and radiator.

Bedroom Three

8'1" x 6'8" (2.46m x 2.03m)

With radiator.

Shower/Wet Room

With shower, low suite wc, pedestal wash basin, tiled walls and heated towel rail.

Exterior

To the outside there are gardens to both front and rear, driveway to the side leading to a detached garage.

Directions

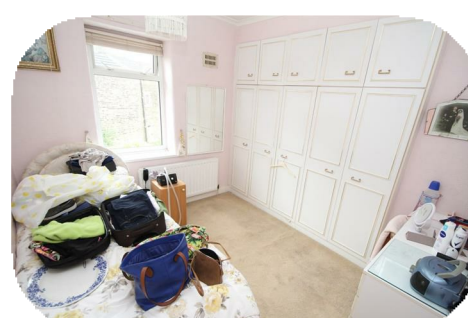
From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, at the end take the right into Bradford Road and continue straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, at the traffic lights at Bolton Junction take the left onto Bolton Road and take the first right onto Leeds Road, take the slight left to stay on Leeds Road, turn right onto Harrogate Road, take the first left onto Leeds Road, continue straight ahead for approximately ¼ of a mile then take your left hand turn into Fagley Crescent and the property will shortly be seen displayed via our For Sale board.

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.

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 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			(11-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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