



Rose Mount, Eccleshill

£270,000

**** NEWLY BUILT DETACHED ** FOUR DOUBLE BEDROOMS ** ULTRA MODERN 24ft DINING KITCHEN ****

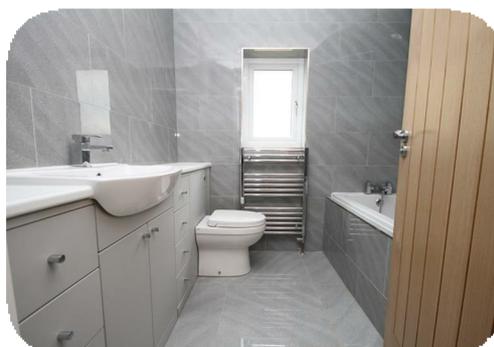
*** TWO BATHROOMS * LANDSCAPED GARDENS * PARKING ***

This individual newly built four bedroom detached house offers fantastic family sized accommodation.

Situated on a small cul-de-sac close to shops, public transport and secondary schools.

Benefits from gas central heating, upvc double glazing, landscaped gardens and a block paved driveway.

Must be viewed internally to fully appreciate the size.





Situated on a small cul-de-sac close to shops, public transport and secondary schools, is this individual newly built four bedroom detached house.

Offers fantastic family sized accommodation benefiting from gas central heating, upvc double glazing and briefly comprising reception hall, lounge, dining kitchen, utility, sitting room, four first floor bedrooms - master bedroom having en-suite shower room, plus a modern white house bathroom.

To the outside there are landscaped gardens and a block paved driveway.

Must be viewed internally to fully appreciate the size.

Reception Hall

With radiator.

Lounge

13'4" x 10'11" (4.06m x 3.33m)

With radiator.

Dining Kitchen

24' x 12'2" (7.32m x 3.71m)

Modern white high gloss fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, integral oven, hob, extractor fan, fridge freezer, granite work surfaces, two radiators, bi-folding doors to rear garden.

Utility

6'8" x 5'7" (2.03m x 1.70m)

With stainless steel sink unit, plumbing for auto washer, radiator.

Sitting Room

10'11" x 10'3" (3.33m x 3.12m)

With radiator.

First Floor Landing

Bedroom One

14'11" x 11'1" (4.55m x 3.38m)

With radiator. En-suite shower room;

En-Suite Shower Room

Modern shower room comprising shower cubicle, low suite wc, hand basin, part tiled walls and heated towel rail.

Bedroom Two

12'3" x 11'8" (3.73m x 3.56m)

With radiator.

Bedroom Three

12'3" x 12' (3.73m x 3.66m)

With radiator.





Bedroom Four

18'2" narrowing to 11'2" x 8'8" (5.54m narrowing to 3.40m x 2.64m)
With radiator.

Bathroom

Three piece modern white suite comprising bath, vanity sink unit, low suite wc, radiator.

Exterior

To the outside there is block-paved driveway to the front and a lawned & patio garden to the rear.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout, at the Five Lane Ends roundabout take the second exit onto Idle Road, at the traffic lights at Bolton Junction take the right onto Bolton Road, shortly after take the left onto Rose Mount and the property will 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.





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

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