



Pendragon Lane, Eccleshill,

£149,950

** SEMI DETACHED DORMER BUNGALOW ** THREE BEDROOMS ** GARDENS & GARAGE **

* POPULAR LOCATION * NO ONWARD CHAIN *

Delightful three bedroom semi detached dormer bungalow.

Available with no onward chain and vacant possession.

The accommodation benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, reception hall, lounge, dining kitchen, shower room, cloakroom/wc. To the first floor there are three first floor bedrooms.

To the outside there are gardens, drive and garage.



Available with no onward chain and vacant possession, is this delightful three bedroom semi detached dormer bungalow.

Benefits from gas central heating and upvc double glazing.

Entrance porch, reception hall, lounge, dining kitchen, shower room, cloakroom/wc. To the first floor there are three first floor bedrooms.

To the outside there are gardens, drive and garage.

Entrance Porch



Reception Hall

With radiator.

Lounge

17'5" x 11'7" (5.31m x 3.53m)

With radiator and gas fire in stone fireplace.



Dining Kitchen

11'10" x 11'9" (3.61m x 3.58m)

With wall and base units incorporating stainless steel sink unit, radiator and store cupboard.

Cloakroom/WC

With low suite wc and tiled walls.



Shower Room

Comprising shower cubicle, pedestal wash basin, tiled walls and radiator.

First Floor

Bedroom One

17'4" x 9'3" (5.28m x 2.82m)

With radiator.



Bedroom Two

12'6" x 8'3" (3.81m x 2.51m)

With radiator.

Bedroom Three

9' x 6'9" (2.74m x 2.06m)

With low suite wc, hand basin and radiator.

Exterior

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



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 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 and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, at the traffic lights at Bolton Junction proceed straight ahead and shortly after take the right onto Pendragon Lane where the property will be seen displayed by our For Sale board.

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	EU Directive 2002/91/EC
		87	61
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	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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