



Musgrave Drive, Eccleshill,

£125,000

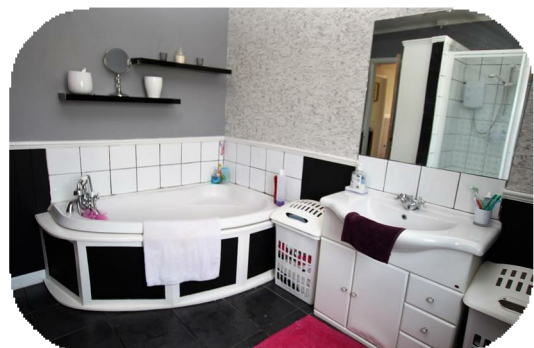
**** THREE BEDROOMS ** GARAGE ** CUL-DE-SAC ** GOOD SIZED PLOT ****

Occupying a sought after residential location, is this three bedroom semi detached dormer bungalow.

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

Entrance porch, reception hall, lounge, kitchen, bedroom, four piece house bathroom, together with two further bedrooms to the first floor.

To the outside there are good sized gardens, driveway and single garage.



Three bedroom semi detached dormer bungalow in cul-de-sac location. Occupying a good sized plot in a sought after residential location. The accommodation benefits from gas central heating, upvc double glazing, alarm system and briefly comprises entrance porch, reception hall, lounge, kitchen, bedroom, four piece house bathroom, together with two further bedrooms to the first floor. To the outside there are good sized gardens, driveway and single garage.

Entrance Porch

Entrance Hall

With radiator.

Lounge

12' x 11'10" (3.66m x 3.61m)

With solid wood flooring, radiator and patio doors to front garden.

Kitchen

8'11" x 8' (2.72m x 2.44m)

With wall and base units incorporating stainless steel sink unit and gas cooker.

Bedroom One

13'6" x 8'10" (4.11m x 2.69m)

With laminated wood floor and radiator.

Bathroom

9'1" x 8'11" (2.77m x 2.72m)

Four piece suite comprising corner bath, shower cubicle, pedestal wash basin, low suite wc, part tiled walls and radiator.

First Floor

Bedroom Two

11'3" x 8'1" (3.43m x 2.46m)

With under eaves storage and radiator.

Bedroom Three

11'2" x 11'2" (3.40m x 3.40m)

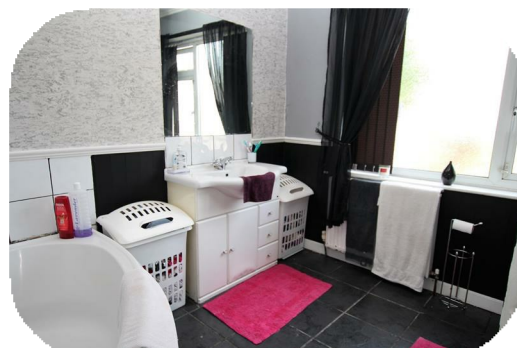
With radiator and under eaves storage.

Exterior

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

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 and proceed straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, at the traffic lights with Bolton Junction take the left onto Bolton Road, turn right onto Moorside Road, right onto Musgrave Road, left onto Musgrave Drive and the property will shortly 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		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			
		61	82

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			
		55	78

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