



Tunwell Lane, Eccleshill,

£249,950

**** STUNNING COTTAGE ** THREE BEDROOMS ** EN-SUITE SHOWER ROOM ** CONSERVATORY **
*MODERN BATHROOM * OVERLOOKING PARK LAND * ELECTRIC GATED GARDEN ***

This delightful stone built cottage boasts character features together with modern fixtures & fittings throughout. The family sized 'ready to move into' accommodation benefits from gas central heating, upvc double glazing and alarm system. Entrance, lounge, fitted dining kitchen, conservatory, three first floor bedrooms - master bedroom having en-suite shower room, together with a lovely four piece house bathroom.

To the outside there are electric gated gardens with parking and summer house.
Viewing is highly recommended.



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Entrance

Lounge

17'1" x 13'3" (5.21m x 4.04m)

Having a coal effect gas stove set in chimney breast, oak flooring, exposed beams and radiator.

Dining Kitchen

17'1" x 11'9" (5.21m x 3.58m)

Having a range of wall and base units incorporating laminated sink unit, cooking range, integral fridge, freezer, auto washer, dishwasher, central island, oak flooring.

Conservatory

8'7" x 8' (2.62m x 2.44m)

With oak flooring and radiator.

First Floor Landing

Bedroom One

13'5" x 10'5" (4.09m x 3.18m)

With radiator. En-suite;

En-Suite Shower Room

With shower cubicle, low suite wc, hand basin and heated towel rail.

Bedroom Two

10'4" x 13'5" narrowing to 9'7" (3.15m x 4.09m narrowing to 2.92m)

With radiator.

Bedroom Three

10' x 6'6" max (3.05m x 1.98m max)

With fitted wardrobes and radiator.

Bathroom

Four piece modern white suite comprising spa bath, shower cubicle, twin vanity sink unit, low suite wc, heated towel rail, tiled walls.

Directions

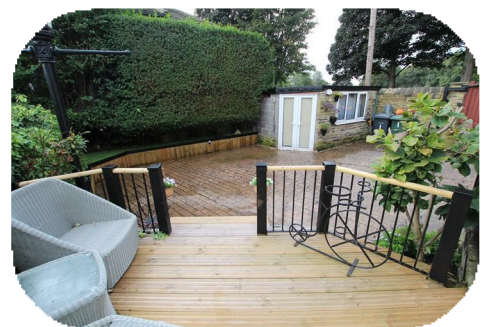
From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road and continue straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the second exit onto Norman Lane, continue onto Stony Lane through Eccleshill village, turn left onto Moorside Rd, left onto Tunwell Lane and the property will shortly be seen displayed via our For Sale board.

Exterior

To the outside there are electric gated gardens leading to parking for two cars, with stone built summer house, patio areas and hedge boarder.

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 | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 82 | 82 | 78 | 78 |
| 56 | 56 | 48 | 48 |

EU Directive 2002/91/EC

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensesstates.co.uk
 website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

