



Fagley Drive, Eccleshill,

£119,950

**** SEMI DETACHED ** THREE BEDROOMS ** LARGE GARDEN PLOT ** PARKING **
* REQUIRES UPDATING * POTENTIAL TO EXTEND - subject to relevant consent * NO ONWARD CHAIN ***

Occupying a delightful cul-de-sac position and available with vacant possession, is this mature three bedroom semi detached house.

In need of modernisation but benefits from upvc double glazing.

Sitting on a good sized garden plot with potential to extend to both side and rear (subject to any relevant planning consent).

To the outside there are large gardens and off-road parking.



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Occupying a delightful cul-de-sac position and available with vacant possession.

In need of modernisation the accommodation benefits from upvc double glazing and briefly comprises reception hall, lounge with dining area, kitchen, three first floor bedrooms and house bathroom.

To the outside there are large gardens and off-road parking.

Reception Hall

With electric storage heater.

Lounge / Dining Area

20'9" x 11'11" narrowing to 8'9" (6.32m x 3.63m narrowing to 2.67m)

With electric fire and two electric storage heaters.

Kitchen

8'10" x 8'8" (2.69m x 2.64m)

With wall and base cupboards incorporating stainless steel sink unit, plumbing for auto washer.

First Floor Landing

Bedroom One

10'10" x 11'6" (3.30m x 3.51m)

With electric storage heater.

Bedroom Two

11'4" x 9'9" (3.45m x 2.97m)

With electric storage heater.

Bedroom Three

6'11" x 6'5" (2.11m x 1.96m)

Bathroom

Three piece white suite, heated towel rail.

Exterior

To the outside there are good sized gardens to three sides, together with parking.

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 take the left onto Bolton Road, turn right onto Leeds Rd, right onto Harrogate Rd/A658, left onto Leeds Rd, left onto Fagley Dr 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		Environmental Impact (CO ₂) Rating	
Current	Potential	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	85	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	
<small>Not energy efficient - higher running costs</small> England & Wales EU Directive 2002/91/EC		<small>Not environmentally friendly - higher CO₂ emissions</small> England & Wales EU Directive 2002/91/EC	

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