



Pendragon Lane, Eccleshill

£215,000

* EXTENDED SEMI DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * TWO BATHROOMS *
* * STUDY/BEDROOM FIVE * * PARKING * *

A fantastic opportunity for the growing family to purchase this extended four/five bedroom semi detached house. Benefits from gas central heating, upvc double glazing and alarm system.

The spacious accommodation briefly comprises entrance porch, lounge, sitting room, modern grey fitted kitchen, shower room, study/bedroom five, four first floor bedrooms and a modern white house bathroom.

To the outside there are gardens and parking.





Extended four/five bedroom semi detached house.

A fantastic opportunity for the growing family.

The spacious accommodation benefits from gas central heating, upvc double glazing, alarm system and briefly comprises entrance porch, lounge, sitting room, modern grey fitted kitchen, shower room, study/bedroom five, four first floor bedrooms and a modern white house bathroom.

To the outside there are gardens and parking.

Entrance Porch

Lounge

25'10" x 16'2" (7.87m x 4.93m)

With stainless steel effect gas fire, bay window, three radiators, laminated wood floor.

Sitting Room

15'11" x 11'9" (4.85m x 3.58m)

With two radiators and upvc French doors to rear garden.

Kitchen

11'2" x 9'4" (3.40m x 2.84m)

Grey high gloss fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven, hob and cooker hood, part tiled walls, laminated wood floor, radiator.

Study / Bedroom Five

9'11" x 11'2" (3.02m x 3.40m)

With radiator and laminated wood floor.

Shower Room

Three piece shower cubicle, low suite wc, vanity sink unit, tiled walls.

First Floor Landing

Bedroom One

11'1" x 10'8" (3.38m x 3.25m)

With laminated wood floor and radiator.

Bedroom Two

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

With built in wardrobes & drawers, radiator.

Bedroom Three

10' x 11'11" (3.05m x 3.63m)

With radiator.





Bedroom Four

11'1" x 11'1" (3.38m x 3.38m)
With laminated wood floor, radiator.

Bathroom / Wet Room

Four piece modern white suite comprising shower cubicle, bath, low suite wc, vanity sink unit, tiled walls.

Loft

23'5" x 11'11" (7.14m x 3.63m)
With velux skylight. Accessed via a pull down ladder.

Exterior

To the outside there are gardens and 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 proceed straight ahead and shortly after take the right onto Pendragon Lane where the property will be seen displayed by our For Sale board.

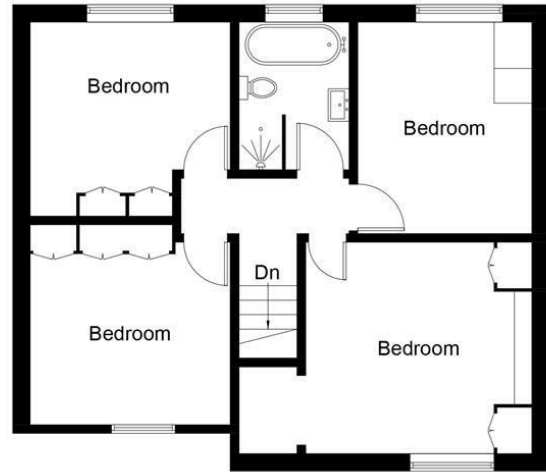


Pendragon Lane, BD2

Approximate Gross Internal Area = 151.3 sq m / 1628 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID707268)



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		
	62	74
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		
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.

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

