



## Charnwood Grove, Eccleshill

£120,000

**\*\* TWO/THREE BEDROOMS \*\* END TOWN HOUSE \*\* MODERN KITCHEN & BATHROOM \*\*  
\* GARDENS TO THREE SIDES \* CUL-DE-SAC LOCATION \* OFF-SITE GARAGE \* LOFT CONVERSION \***

A fantastic opportunity for either young family or first time buyer to purchase this well presented two/three bedroom end town house.

Occupying a delightful cul-de-sac location close to shops and public transport.

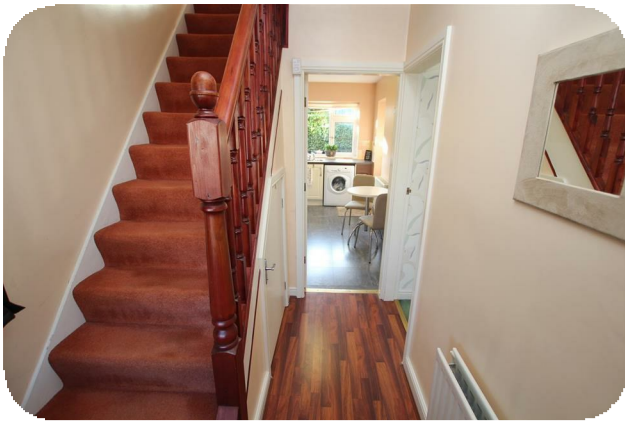
Benefits from gas central heating and upvc double glazing.

Reception hall, lounge with dining area, modern cream fitted kitchen, three first floor bedrooms (bedroom three provides access to loft conversion), white house bathroom and converted loft/occasional room (no building regs).

To the outside there are gardens to three sides and an off-site garage nearby.







A well presented two/three bedroom end town house, occupying a delightful cul-de-sac location close to shops and public transport.

Ideal opportunity for either young family or first time buyer.

The accommodation benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge with dining area, modern cream fitted kitchen, three first floor bedrooms (bedroom three provides access to loft conversion), white house bathroom and converted loft/occasional room (no building regs).

To the outside there are gardens to three sides and an off-site garage nearby.

### Entrance Hall

With store cupboard and radiator.

### Lounge/Dining Area

21' x 11'6" (6.40m x 3.51m )

Having a stainless steel coal effect gas fire in feature fireplace surround, two radiators.

### Kitchen

12'5" x 7'3" (3.78m x 2.21m)

Modern cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven, plumbing for auto washer, plumbing for dishwasher, part tiled walls and radiator.

### First Floor Landing

#### Bedroom One

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

With radiator.

#### Bedroom Two

11'5" x 9'9" (3.48m x 2.97m)

With radiator.

#### Bedroom Three

8' max x 5'9" max (2.44m max x 1.75m max )

With radiator and access to loft.

### Bathroom

Three piece white suite, electric shower, tiled walls and radiator.





### Loft Conversion / Occasional Room

13' max x 14'1" (3.96m max x 4.29m )

NO BUILDING REGS. With radiator, two velux skylights, storage.

### Exterior

To the outside there are gardens to three sides, together with a garage located off-site nearby.

### 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 with Bolton Junction take the left onto Bolton Road, turn right onto Leeds Rd, take the slight left to stay on Leeds Rd, after 0.4 miles turn right onto Harrogate Rd/A658, turn left onto Charnwood Grove and the property will shortly be seen displayed via our For Sale board.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	48	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

**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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