



Grovelands, Eccleshill,

£159,950

* EXTENDED * SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * GARAGE *
* POPULAR RESIDENTIAL LOCATION * GARDENS *

A fantastic opportunity for the growing family to purchase this extended semi detached house.

Benefits from gas central heating and upvc double glazing.

Reception hall, lounge, dining room, fitted kitchen, three first floor bedrooms and a white house bathroom.

To the outside there are gardens, driveway and garage.



Extended three bedroom semi detached house.
 A fantastic opportunity for the growing family.
 The accommodation benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining room, fitted kitchen, three first floor bedrooms and a white house bathroom.
 To the outside there are gardens, driveway and garage.

Reception Hall

With store cupboard and radiator.

Lounge

18'9" x 11'7" (5.72m x 3.53m)

With laminated wood floor, radiator.

Kitchen

11'3" x 7'11" (3.43m x 2.41m)

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

Dining Room

8'7" x 8'9" (2.62m x 2.67m)

With radiator.

First Floor Landing

Bathroom

Three piece modern white suite, tiled walls and radiator.

Bedroom One

11' x 9'6" (3.35m x 2.90m)

With fitted wardrobes and radiator.

Bedroom Two

12'1" x 8'10" (3.68m x 2.69m)

With radiator.

Bedroom Three

7'6" x 6'7" (2.29m x 2.01m)

With radiator.

Loft

Accessed via a pull down ladder.

Exterior

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

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, after 0.4 miles turn right onto Myers Lane, left onto Groveway, left onto Grovelands 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
82	82	B	B
55	55	D	D

Very energy efficient - lower running costs
 Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

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