



Acre Drive, Eccleshill

£169,995

* SEMI DETACHED BUNGALOW * THREE BEDROOMS * WELL PRESENTED * POPULAR LOCATION *
* * TWO BATH/SHOWER ROOMS * * AMPLE PARKING * *

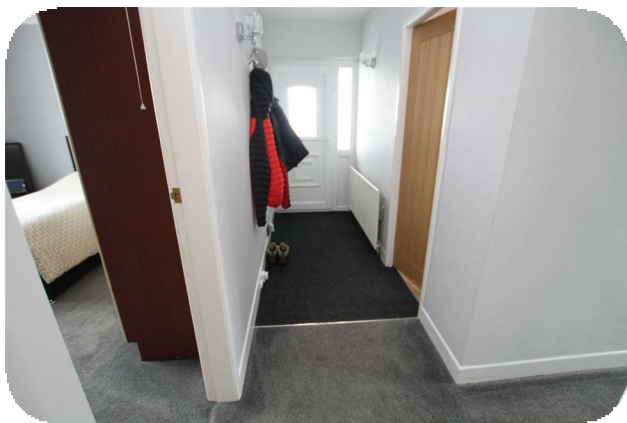
One of the finest presented bungalows in the locality! This three bedroom semi detached has been updated and modernised by the present owner to offer superb 'ready to move into' accommodation.

Benefits from gas central heating and upvc double glazing.

Entrance porch, reception hall, lounge, dining kitchen, two bedrooms and shower room, together with a further bedroom with en-suite bathroom to the first floor.

To the outside there are lovely landscaped gardens, ample parking and detached garage with summer house.





Three bedroom semi detached bungalow - one of the finest presented bungalows in the locality!

Updated and modernised by the present owner.

The superb 'ready to move into' accommodation benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, reception hall, lounge, dining kitchen, two bedrooms and shower room, together with a further bedroom with en-suite bathroom to the first floor.

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Entrance Porch

Reception Hall

With radiator.

Lounge

11'11" x 11'10" (3.63m x 3.61m)

With a coal effect gas fire set in chimney breast, radiator.

Dining Kitchen

12'1" x 9'1" (3.68m x 2.77m)

Modern medium oak effect fitted kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel oven and hob, radiator.

Bedroom One

10'10" x 9'8" (3.30m x 2.95m)

With radiator.

Bedroom Two

12' x 10'9" (3.66m x 3.28m)

With built in wardrobes and radiator.

Shower Room

Three piece shower room comprising shower cubicle, low suite wc, vanity sink unit, tiled walls and heated towel rail.

First Floor

Bedroom Three

11'7" x 9'4" (3.53m x 2.84m)

With radiator. En-suite bathroom;





En Suite Bathroom

Three piece modern bathroom comprising panelled bath, low suite wc, pedestal wash basin, velux skylight.

Exterior

To the outside there are gardens to the front and rear with summer house, driveway to the side leading to a detached garage.

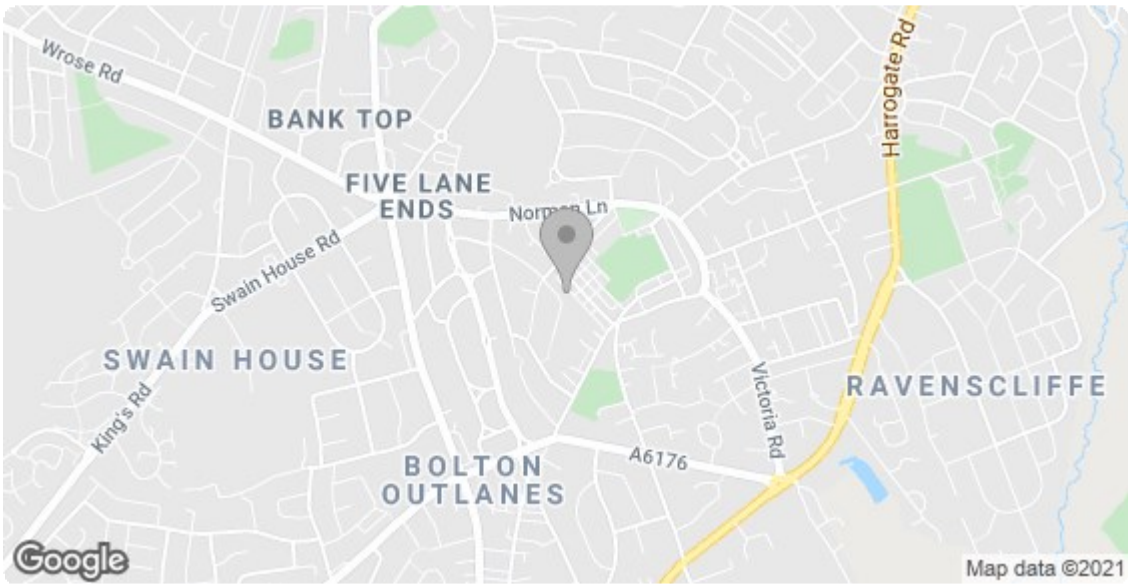
PLEASE NOTE

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 into Idlecroft Rd, at the end take the right into Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the roundabout at Five Lane Ends take the first left into Norman Lane, turn right onto Acre Avenue, turn left onto Acre Drive.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
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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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