



Stonecroft, Eccleshill

Asking Price
£164,995

VERY TASTEFULLY PRESENTED 3 BEDROOM DETACHED
NEW UPVC DG WINDOWS * NEW CH RADIATORS
FRONT & REAR GARDENS
GREAT YOUNG FAMILY HOME

ATTRACTIVE CUL-DE-SAC POSITION
NEW SHOWER ROOM
DRIVE & STORAGE GARAGE

490 LEEDS ROAD, THACKLEY, BRADFORD BD10 8JH TEL: (01274) 622073 FAX: (01274) 620570

www.lonsdales-estates.co.uk

E-mail: martin@lonsdales-estates.co.uk

Members of the Guild of Professional Estate Agents

Tastefully presented and much improved 3 bedroom detached set in this attractive cul-de-sac location in this hot spot part of Eccleshill. Comprising, hall, bay lounge with feature fireplace, dining room with Upvc dg French doors and door, storage cupboard, fitted breakfast kitchen with new hob and cooker, upstairs are 3 bedrooms, the master having fitted robes, newly installed shower room all fully tiled, linen cupboards on landing, gch with Ideal Logic 30 condensing boiler, 90% new ch radiators, new Upvc dg windows, lots of internal cosmetic improvements which now makes this a walk in home for ideally a young family.

VIEWING ESSENTIAL.

Hall: Front new composite security door into hall, ch radiator, stairs, thermostat control.

Lounge: 4.58m x 3.41m (15'0 x 11'2). Upvc dg bay window to front, two ch radiators, Adam style fireplace in dark oak with marble back & hearth and recently installed electric coal effect fire, two ceiling roses.

Dining Room: 4.41m x 3.17m (14'5 x 10'4). Upvc door and Upvc dg French doors, laminate floor, ch radiator, coving, two beams, inset chrome ceiling lights, useful storage cupboard.

Breakfast Kitchen: 3'10m x 2.4m (10'2 x 6'7). Range of wall & base units, work tops with tiling above, new stainless steel 5 ring gas hob, new electric oven in stainless steel, stainless steel extractor, breakfast bar with stools, 1.5 sink with mixer tap, Upvc dg window to rear, inset chrome ceiling lights, Ideal Logic 30 condensing boiler, plumbed for an auto-washer, space for a tall boy fridge freezer.

Landing & Stairs: Access into the roof space, two useful linen cupboards, side frosted Upvc dg window, coving.

Bedroom 1: 3.44m x 2.51m (11'3 x 8'2). Full wall length fitted robes in pine, ch radiator, Upvc dg window to rear.

Bedroom 2: 3.72m x 2.52m (12'2 x 8'3). Upvc dg window to front, ch radiator.

Bedroom 3: 2.40m x 1.80m (7'10 x 5'10). Upvc dg window to rear, ch radiator.

Shower Room: 1.94m x 1.77m (6'4 x 5'9). Newly installed shower cubicle with chrome thermostat unit and large contemporary shower head, wash basin on white high gloss vanity unit, full contrasting tiling, chrome fittings, heated towel rail, frosted Upvc dg window to front with roller blind.

Externally: To the front is a lawned garden, drive for 1 car leads to the attached storage garage with up & over door. Side pathway leads to the rear SW facing garden, flagged patio, water tap, steps upto the decked area, rockery garden, side area.



PARTICULARS MISREPRESENTATION ACT 1967 These particulars do not form any part of any contract and any statements are made without responsibility on the part of the agents or the clients. Applicants must investigate for themselves that statements are correct and no agents whether Director or Employee has the authority to make any representation or warranty whatsoever in respect of this property NB FITTED APPLIANCES /MAINS HAVE NOT BEEN TESTED FOR WORKING ORDER. All measurements have been taken using electronic measuring devices and are only approximate.