Sugdens
Sales & Lettings



Bolton Drive, Eccleshill,

£235,000

* * EXTENDED SEMI DETACHED * * TWO RECEPTION ROOMS * * WELL PRESENTED * *
* * GOOD SIZED GARDEN * * MODERN KITCHEN & SHOWER ROOM * * SECURE PARKING * *
* * Planning Permission Previously Granted to Extend (now lapsed) * *

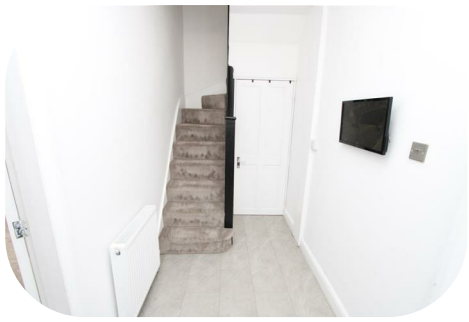
A fantastic opportunity for the growing family to purchase this delightful three bedroom extended semi detached house. Benefiting from gas central heating and upvc double glazing, the well presented accommodation briefly comprises reception hall, lounge, sitting room, fitted kitchen, three first floor bedrooms and a lovely modern shower room. To the outside there is a large driveway providing ample parking and a good sized lawn garden to rear.
Planning permission - can viewed via Bradford Planning website ref: 23/00033/HOU







Reception Hall
Storage cupboard and radiator.



Lounge
11'9" x 13'5" (3.58m" x 4.09m")
Modern electric fire with feature fireplace surround and radiator.

Kitchen
8'4" x 8'11" (2.54m" x 2.72m")
Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven & hob with extractor, plumbing for auto washer, part tiled and radiator.



Dining Room
10'2" x 13'6" (3.10m" x 4.11m")
Radiator.

First Floor Landing
PIV unit.

Bedroom One
11'5" x 13'5" (3.48m" x 4.09m)
Radiator.



Bedroom Two
8'1" x 7'3" (2.46m" x 2.21m")
Radiator.

Bedroom Three
10'3" x 5'9" (3.12m" x 1.75m")
Radiator.

Shower Room
Three piece suite shower cubicle, low flush wc, pedestal wash basin, heated towel rail, tiled walls & floor.



Exterior
Outside there is ample driveway parking to the front with manually operated bollards, garden to side leading to a good sized lawn garden.

Council Tax Band
C

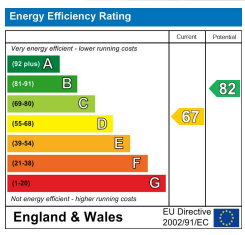
Tenure
FREEHOLD

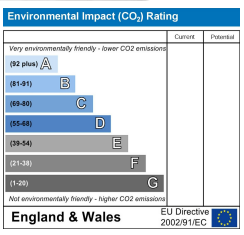
Planning Permission
Planning permission has previously been granted for the following (now expired): Two storey extension to side; part single storey, part two storey to rear and hip to gable roof extension with dormer windows to front and rear.
REF: 23/00033/HOU



Loft
Access via pull down ladder and part boarded, ideal for storage. New insulation August 2025.

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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