



**£179,950**

**\*FULLY MODERNISED\* \*TWO DOUBLE BEDROOMS\* \*SEMI-DETACHED\* \*FANTASTIC GARDEN ROOM/GYM\* \*CUL-DE-SAC LOCATION\* \*CLOSE TO ALL AMENITIES & TRANSPORT LINKS\* \*SITUATED CLOSE TO THE VIBRANT VILLAGE OF ECCLESHILL\* \*IDEAL STARTER HOME OR RETIREES\***

Nestled in the charming cul-de-sac of Alexandra Road, Eccleshill, this fully modernised semi-detached house presents an excellent opportunity for those seeking a comfortable and stylish home. The property boasts two spacious double bedrooms, perfect for families or individuals looking for extra space. Upon entering, you will find a welcoming reception room that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The modern bathroom is designed with contemporary fixtures, ensuring both functionality and style. One of the standout features of this property is the fantastic garden room, which can easily serve as a gym or a tranquil space for leisure activities. This versatile area enhances the living experience, providing additional room to unwind or pursue hobbies. The outdoor space is equally impressive, with a well-maintained garden that offers a peaceful retreat from the hustle and bustle of daily life. The location is particularly advantageous, as it is conveniently close to all local amenities, making daily errands and social outings a breeze. This semi-detached house is not just a property; it is a place where you can create lasting memories. With its modern features and prime location, it is an ideal choice for anyone looking to settle in a vibrant community. Do not miss the chance to make this delightful home your own.

Ask us about....

**AUCTION**

**CONVEYANCING**

**MORTGAGES**

**SURVEYS**



## Alexandra Road, BD2

Approximate Gross Internal Area = 73.8 sq m / 794 sq ft  
Outbuilding = 18.1 sq m / 195 sq ft  
Total = 91.9 sq m / 989 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1235739)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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