



Tunwell Lane, Eccleshill

£170,000

**** STONE BUILT WEAVER'S COTTAGE ** THREE BEDROOMS ** THREE STOREY ****
*** MODERN KITCHEN & BATHROOM * GARDENS & PARKING ***
*** CHARACTERFUL ***

Situated in the heart of Eccleshill village, opposite park land, is this three storey stone built Weaver's Cottage.

Nicely presented throughout and benefits from both gas central heating and upvc double glazing.

Having an abundance of character, this lovely property warrants an internal inspection and briefly comprises entrance, lounge, fitted kitchen, two first floor bedrooms and a modern house bathroom, together with an impressive overall 31ft long attic bedroom to the second floor.

To the outside there is parking to both front and rear, together with a good sized enclosed garden.





Nicely presented throughout, is this three storey stone built Weaver's Cottage.

Situated in the heart of Eccleshill village, opposite park land.

The accommodation benefits from both gas central heating, upvc double glazing and briefly comprises entrance, lounge, fitted kitchen, two first floor bedrooms and a modern house bathroom, together with an impressive overall 31ft long attic bedroom to the second floor.

To the outside there is parking to both front and rear, together with a good sized enclosed garden.

Having an abundance of character, this lovely property warrants an internal inspection.

Entrance

Lounge

16' x 11'7" (4.88m x 3.53m)

Having a solid fuel burner set in chimney breast on a stone hearth, radiator, exposed beams.

Kitchen

12'1" x 9'10" (3.68m x 3.00m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integral washing machine, tiled floor and radiator.

Cellar

First Floor Landing

Bedroom One

15'8" x 11'6" (4.78m x 3.51m)

With exposed beams, ornate cast iron fireplace, radiator.

Bathroom

Three piece modern white suite, part tiled walls, heated towel rail.

Bedroom Two

9' x 6'1" (2.74m x 1.85m)

With radiator.

Second Floor

Bedroom Three

31'3" x 11'4" (9.53m x 3.45m)

With exposed beams.





Exterior

To the outside there is parking to both front and rear, together with an enclosed lawned garden.

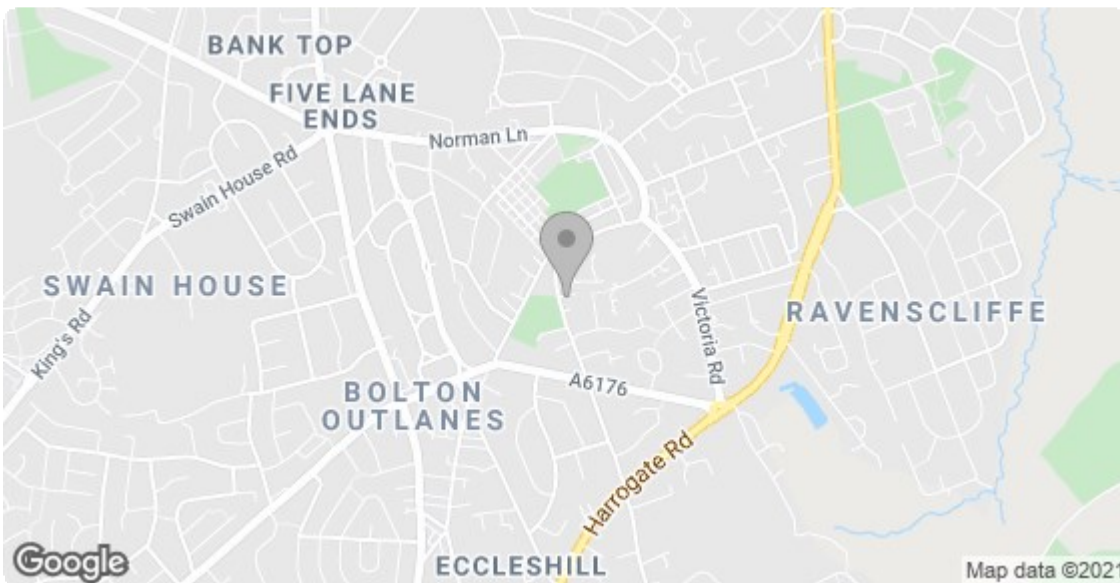
PLEASE NOTE

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 and continue straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the second exit onto Norman Lane, continue onto Stony Lane through Eccleshill village, turn left onto Moorside Rd, left onto Tunwell Lane and the property will shortly be seen displayed via our For Sale board.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
	58	
England & Wales EU Directive 2002/91/EC		
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensesates.co.uk
 website www.sugdensesates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

