



Hodgson Fold, Eccleshill

£154,995

**** CHARACTERFUL COTTAGE ** WELL PRESENTED ** OVER THREE FLOORS ** CONSERVATION AREA **
* MODERN KITCHEN & BATHROOM * LANDSCAPED GARDEN * PARKING ***

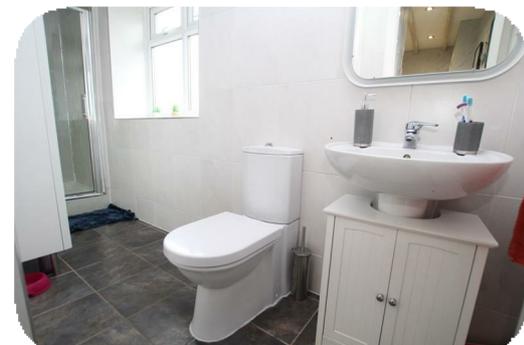
Offering 'ready to move into' accommodation is this very well presented three bedroom stone built cottage.

Situated in a delightful backwater location.

Benefits from gas central heating and upvc double glazing.

Entrance, lounge, third bedroom, cloakroom/wc, two first floor bedrooms and modern house shower room, lower ground floor modern dining kitchen.

To the outside there is ample off-road parking in driveway, together with a landscaped cottage style garden with patio and garden shed.





Entrance

Lounge

13'2" x 12'2" (4.01m x 3.71m)

With radiator and exposed beams.

Bedroom Three

With store cupboard and radiator. En-Suite WC;

En Suite WC

With low suite wc and hand basin, radiator.

First Floor Landing

With radiator.

Bedroom One

With radiator.

Bedroom Two

With radiator.

Shower Room

Modern white three piece shower room comprising shower cubicle, low suite wc, vanity sink unit, tiled walls and radiator.

Lower Ground Floor

Dining Kitchen

23'10" x 10' (7.26m x 3.05m)

Ivory 'Shaker' style fitted kitchen having a range of wall and base units incorporating laminated sink unit, gas hob, electric oven, microwave, dishwasher, auto washer, part tiled walls, tiled floor and radiator.

Exterior

To the outside there is ample off-road parking in driveway and a landscaped cottage style garden to the rear with patio and garden shed.

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 Road, proceed to the end taking the right into Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, take the right Myers Lane and continue to the end of Myers Lane which leads into Hodgson Fold, where 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		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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