



Moorside Gardens, Eccleshill

£155,000

**** SEMI DETACHED ** THREE BEDROOMS ** CONSERVATORY ** MODERN DECOR **
* MODERN BATHROOM * GARAGE * GARDENS ***

Occupying a popular cul-de-sac setting, is this delightful three bed roomed semi detached house.

The family sized property benefits from gas central heating and upvc double glazing.

Entrance, lounge with dining area, conservatory, grey fitted kitchen, three first floor bedrooms and a modern white house bathroom.

To the outside there are gardens, drive & garage.





Delightful three bedroomed semi detached house.
Occupying a popular cul-de-sac setting.

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Entrance

Lounge / Dining Area

18'11" x 14'7" (5.77m x 4.45m)

Having a black glass electric fire, two radiators, patio doors to conservatory.

Kitchen

8'2" x 7'9" (2.49m x 2.36m)

Modern grey fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, split level oven and hob, plumbing for auto washer, part tiled walls.

Conservatory

9'5" x 8'4" (2.87m x 2.54m)

With laminated wood floor and upvc French doors to rear garden.

First Floor Landing

Bedroom One

9' x 8'7" (2.74m x 2.62m)

With radiator.

Bedroom Two

10' x 9'1" (3.05m x 2.77m)

With built in wardrobes and radiator.

Bedroom Three

7'10" x 6'1" (2.39m x 1.85m)

Bathroom

Three piece modern white suite, part tiled walls and radiator.





Exterior

To the outside there is a garden to the front, driveway to single garage, together with a lawned and patio garden to the rear.

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, proceed straight ahead at the Morrisons roundabout and upon reaching Five Lane Ends roundabout take the second exit onto Idle Road, at the traffic lights with Bolton Junction take the left onto Bolton Road, turn right onto Moorside Rd, turn left onto Moorside Gardens and the property will shortly be seen displayed via our For Sale board.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		90
(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		67
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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