



Wharncliffe Drive, Eccleshill,

£99,995

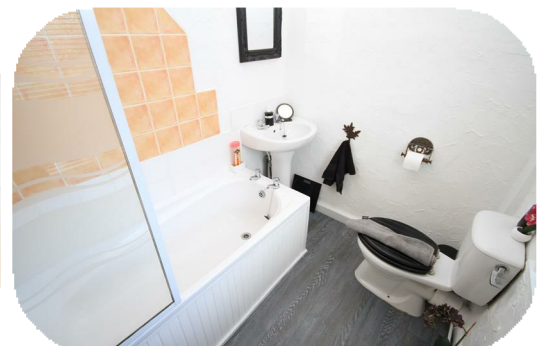
**** THROUGH TERRACE ** TWO BEDROOMS ** STONE BUILT ** IDEAL STARTER HOME **
* REAR GARDEN * VIEWS TO FRONT * NO ONWARD CHAIN ***

A fantastic opportunity for the first time buyer or investor to purchase this two bedroom stone built through terrace.

Benefits from gas central heating, upvc double glazing and alarm system.

Accommodation over three floors briefly comprising entrance, lounge, kitchen, cellar, first floor bedroom, box room and white house bathroom, together with a second overall attic bedroom to the second floor.

To the outside there is a small front garden and a yard to the rear.



Having accommodation over three floors, is this two bedroom stone built through terrace.

Fantastic opportunity for the first time buyer or investor and available with no onward chain.

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Entrance

Lounge

13' x 10'6" (3.96m x 3.20m)

With gas fire in feature fireplace surround, radiator and laminated wood floor.



Kitchen

9'6" x 11'7" (2.90m x 3.53m)

With wall and base units incorporating stainless steel sink unit, plumbing for auto washer, radiator.

Cellar

First Floor Landing

With radiator.

Bedroom One

11'8" x 10'3" (3.56m x 3.12m)

With built in wardrobes and radiator.



Box Room

6'2" x 5'10" (1.88m x 1.78m)

Bathroom

Three piece white suite, part tiled walls and radiator.

Second Floor

Overall Attic Bedroom Two

15' x 11'9" (4.57m x 3.58m)

With two velux skylights.



Exterior

To the outside there is a small garden to the front and a paved 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 right at the roundabout at the bottom of the High Street onto New Street, proceed as the road leads into Apperley Road, at the bottom take the right onto Leeds Road, proceed all the way to the junction at Greengates taking the right here into Harrogate Road, after 1 mile take the left onto Wharnccliffe Drive and the property will shortly be seen displayed via our For Sale board.



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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