



Moorside Road, Eccleshill,
Offers Over £115,000

* OPEN VIEWS TO FRONT * END TOWN HOUSE * TWO RECEPTION ROOMS * THREE BEDROOMS *
* GARDENS FRONT & REAR *

Ideally situated for a family or first time buyer, is this three bedroomed end town house. Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining room, kitchen, three first floor bedrooms and house bathroom. To the outside there are gardens to both front and rear.



Enjoying open views to the front, is this three bedroomed end town house. Ideally situated for a family or first time buyer. The accommodation benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining room, kitchen, three first floor bedrooms and house bathroom. To the outside there are gardens to both front and rear.

Reception Hall

With laminated wood floor and radiator.

Lounge

13'5" x 9'9" (4.09 x 2.97)

With a pebble effect gas fire in feature fireplace surround, bay window, radiator.

Kitchen

13'3" x 5'4" (4.04 x 1.63)

Having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls, radiator and store cupboard.

Dining Room

11'3" x 9'7" (3.43 x 2.92)

With radiator, upvc French doors to rear garden.

First Floor Landing

Bedroom One

14'3" x 8'4" (4.34 x 2.54)

With bay window and radiator.

Bedroom Two

11'2" x 8'10" (3.40 x 2.69)

With radiator.

Bedroom Three

8'4" x 5'7" (2.54 x 1.70)

With radiator.

Bathroom

Three piece suite, tiled walls and radiator.

Exterior

To the outside there is a garden to the front, larger lawned garden to the rear with patio.

Directions

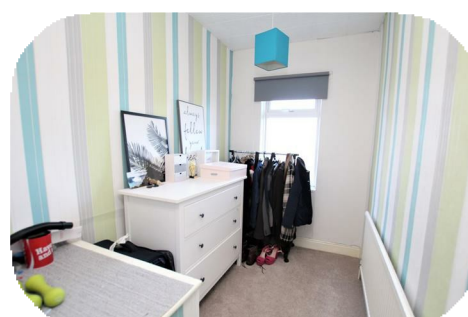
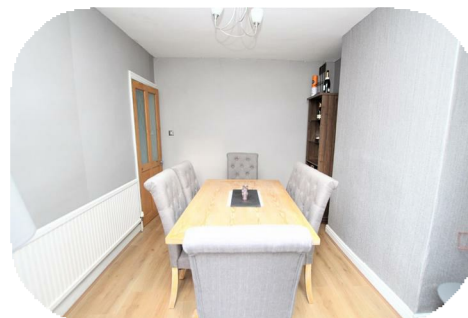
From our office in Idle village take the left at the roundabout at the bottom of the roundabout into Idlecroft Road, at the end take the right into Bradford Road and proceed straight ahead at the Morrisons roundabout, upon reaching Five Lane Ends take the second exit onto Idle Road, at the junction take the left onto Bolton Road, continue before taking the right onto Moorside Road and continue along and the property will shortly be seen displayed via our For Sale board.

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.

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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		
	83	59		80	53

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