



**Dudley Hill Road, Eccleshill,**

**£140,000**

**\*\* THROUGH TERRACE \*\* TWO/THREE BEDROOMS \*\* STONE BUILT \*\*  
\*\* NO CHAIN \*\* GREAT STARTER HOME \*\* REAR YARD \*\***

If you're looking for an investment property or your first home then this is the house for you!!  
Benefits from both gas central heating and upvc double glazing.

Available with vacant possession and briefly comprises reception hall, lounge, fitted dining kitchen and basement cellar. On the first floor are two/three bedrooms (bedroom three has no natural light) and a house bathroom.

To the outside there is a rear yard.



## Reception Hall

Radiator.

## Lounge

13'1" x 11'2" (3.99m" x 3.40m")

Two radiators.

## Dining Kitchen

11'8" x 11'8" (3.56m" x 3.56m")

Light oak effect wall and base units incorporating stainless steel sink unit, stainless steel oven & hob with extractor.

## Cellar

## Bedroom One

13'2" x 9'6" (4.01m" x 2.90m")

Fitted wardrobes and radiator.

## Bedroom Two

11'8" x 6'8" (3.56m" x 2.03m")

Radiator.

## Bathroom

Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

## Bedroom Three

10'1" x 5'0" (3.07m" x 1.52m")

No natural light and radiator.

## Exterior

Rear yard.

## Council Tax Band

A

## Tenure

FREEHOLD.



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(13-38) <b>F</b>			(13-38) <b>F</b>		
(1-12) <b>G</b>			(1-12) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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