



Mallard Mews, Eccleshill,

£139,950

* TOWN HOUSE * TWO BEDROOMS * LARGE GARDEN * NO CHAIN *

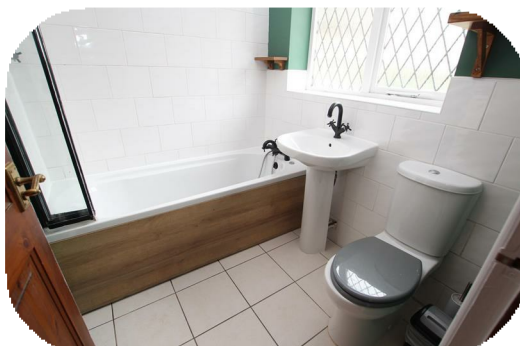
* SMALL DEVELOPMENT * SOME MODERNISATION REQUIRED * GREAT STARTER HOME *

If you're looking for your first home or an investment property - then this could be the house for you!!

This two bedroom town house is available with no onward chain and benefits gas central heating.

The accommodation briefly comprises entrance porch, lounge, dining kitchen, two bedrooms and bathroom.

To the outside there is parking and a large rear garden.



Entrance

Lounge

14' x 12'9" (4.27m x 3.89m)
With stainless steel electric fire, radiator.

Dining Kitchen

9'2" x 12'8" (2.79m x 3.86m)
With a range of wall and base units incorporating stainless steel sink unit, gas cooker, plumbing for auto washer, plumbing for dishwasher, patio doors to rear garden.

First Floor Landing

Bedroom One

12'3" x 9'8" (3.73m x 2.95m)
With radiator.

Bedroom Two

11'7" x 6'9" (3.53m x 2.06m)
With radiator.

Bathroom

Three piece white suite.

Exterior

To the outside there is a large rear garden and off-road parking.

Directions

From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout, upon reaching Five Lane Ends roundabout take the 1st exit onto Norman Ln, continue onto Victoria Rd, turn left onto Park Rd, turn right onto Cavendish Rd, turn left onto Mallard Close.

TENURE

FREEHOLD

Council Tax Band

B



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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

