



**Victoria Road, Eccleshill,**

**£139,950**

**\* MODERN TOWN HOUSE \* TWO BEDROOMS \* NO ONWARD CHAIN \* GARDEN \*  
\* PARKING \* NEWLY CARPETED & DECORATED \***

A fantastic opportunity for the first time buyer or investor to purchase this delightful two bedroom modern town house.

Benefits from gas central heating and upvc double glazing.  
Entrance, lounge, kitchen, two first floor bedrooms and house bathroom.  
To the outside there are gardens and parking.



Entrance

Lounge

14'4" x 10'9" (4.37m x 3.28m)  
With feature fireplace, radiator and store cupboard.

Kitchen

10'9" x 7'4" (3.28m x 2.24m)  
With wall and base units incorporating stainless steel sink unit, gas hob, electric oven, part tiled walls and radiator.

First Floor Landing

With radiator.

Bedroom One

10'9" x 9'1" (3.28m x 2.77m)  
With radiator.

Bedroom Two

10'9" x 7'5" (3.28m x 2.26m)  
With radiator.

Bathroom

Three piece white suite, tiled walls and radiator.

Exterior

To the outside there are small gardens to front and rear, together with driveway.

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 and upon reaching Five Lane Ends roundabout take the first exit onto Norman Lane, continue onto Victoria Road and the property will shortly be seen displayed via our For Sale board.

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

