



Peveril Mount, Eccleshill,

£160,000

- * TOWN HOUSE * THREE BEDROOMS * NO ONWARD CHAIN *
- * GARDENS * GARAGE * GREAT STARTER HOME *

Occupying a cul-de-sac setting and available with no onward chain, is this delightful three bedroom inner town house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, dining room, fitted kitchen, three first floor bedrooms and a house bathroom with white suite.

To the outside there are gardens and a garage located off-site nearby.



Entrance

Lounge

11'8" x 15'8" (3.56m x 4.78m)

With a coal effect electric fire in feature fireplace surround, radiator.

Kitchen

10'5" x 6'6" (3.18m x 1.98m)

Beech-wood effect fitted kitchen having a range of wall and base units incorporating laminated sink unit, gas hob, double oven, plumbing for auto washer, part tiled walls and radiator.

Dining Room

8'1" x 10'5" (2.46m x 3.18m)

With radiator.

First Floor Landing

Bathroom

Three piece white suite, tiled walls and heated towel rail.

Bedroom One

8'10" x 11'6" (2.69m x 3.51m)

With radiator.

Bedroom Two

13'2" x 9' (4.01m x 2.74m)

With radiator and built in wardrobes.

Bedroom Three

7'9" x 5'10" (2.36m x 1.78m)

With radiator.

Loft

Access via pull down ladder. Fully boarded, suitable storage.

Exterior

To the outside there are gardens to both front and rear, together with a garage located off-site, nearby.

Directions

From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, left onto Bolton Rd, turn right onto Moorside Rd, turn right towards Peveril Mount, turn right onto Peveril Mount, turn left to stay on Peveril Mount and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / Bradford



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		
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	

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