



Fairburn Gardens, Eccleshill,

£95,000

* FIRST FLOOR FLAT * TWO BEDROOMS * CUL-DE-SAC LOCATION * MODERN SHOWER ROOM *
* ALLOCATED PARKING * GARDEN * NO ONWARD CHAIN *

A fantastic opportunity for the first time buyer, investor or downsizer to purchase this two bedroom first floor apartment. Available with no onward chain and vacant possession, the property benefits from gas central heating and upvc double glazing.

Briefly comprises entrance with staircase to first floor, landing, lounge, cream fitted kitchen, two bedrooms and shower room.

To the outside there are gardens and parking.



Entrance

With staircase to first floor.

Lounge

14' x 13' (4.27m x 3.96m)

With a coal effect gas fire in modern surround, radiator.

Kitchen

8' x 6'7" (2.44m x 2.01m)

Cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls.

Bedroom One

11' x 9'1" (3.35m x 2.77m)

With radiator, fitted wardrobes and store cupboard.

Bedroom Two

7' x 8'1" (2.13m x 2.46m)

With radiator.

Shower Room

Modern three piece shower room comprising shower cubicle, low suite wc, vanity sink unit, tiled walls, towel radiator.

Exterior

To the outside there is a garden and parking.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, at the end take the right into Bradford Road and proceed straight ahead at the Morrisons roundabout, upon reaching the roundabout at Five Lane Ends take the second exit onto Idle Road, at the traffic lights at Bolton Junction take the left onto Bolton Road, turn left onto Moorside Road, right onto Fairburn Gardens and the property will shortly be seen displayed via our For Sale board.

TENURE

LEASEHOLD. We have been advised that the lease is 99 years from 1983 and the Ground Rent is £25 per annum. No service charge.

Council Tax Band

A



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	
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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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