



Manor House Gardens, Leeds Road, Eccleshill

Reduced To £270,000

- * GRADE II LISTED STONE COTTAGE * BACKWATER LOCATION * NO ONWARD CHAIN *
- * FOUR BEDROOMS * TWO RECEPTION ROOMS * TWO BATH/SHOWER ROOMS *
- * GOOD SIZED FRONT GARDENS * PARKING * BEAUTIFUL FAMILY HOME * CHARACTERFUL *

Rare to the market, is this four bedroom Grade II listed cottage.

Occupies a backwater location - yet close to amenities, schools, library and shops.

The property benefits from gas central heating, upvc double glazing, CCTV and alarm system.

Available with no onward chain, the spacious property briefly comprises reception hall, lounge, sitting room, L shaped light oak effect fitted kitchen, four first floor bedrooms - bedroom three having en-suite shower room, plus a modern house bathroom with white suite.

To the outside there are gardens and parking.





Entrance Hall

With radiator.

Lounge

21'2" x 14'3" (6.45m x 4.34m)

Having a modern electric fire with marble feature fireplace, corniced ceiling, radiator, upvc French doors to front garden.

Kitchen

15'2" x 5'4" extending to 10'3" (4.62m x 1.63m extending to 3.12m)

L Shaped. Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas cooker, part tiled walls.

Sitting Room

14'6" x 15'4" (4.42m x 4.67m)

With an electric coal effect fire in feature fireplace surround, radiator, wall display cupboard.

Large Vaulted Cellar

External access only.

First Floor Landing

Bedroom One

12' x 14'3" (3.66m x 4.34m)

With fitted wardrobes, drawers and dresser, radiator.

Bedroom Two

12'5" x 9'4" (3.78m x 2.84m)

With fitted wardrobes, drawers and dresser, radiator.

Bedroom Three

9'9" x 6'2" plus 3'10" x 4'7" (2.97m x 1.88m plus 1.17m x 1.40m)

With radiator. En-Suite Shower Room;

En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, wash basin.

Bedroom Four

14'1" x 6'9" (4.29m x 2.06m)

With fitted wardrobes and radiator.

Bathroom

Modern white three piece suite, tiled walls and radiator.





Exterior

To the outside there are good sized gardens with shed, power points and CCTV and parking. Please note - there is a right of access at the rear for maintenance only.

Directions

From our office in Idle village take the left onto Idlecroft Road, right onto Bradford Road, straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, left onto Bolton Rd/A6176, right onto Leeds Rd, proceed down the track between 7 and 9 Leeds Road and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C

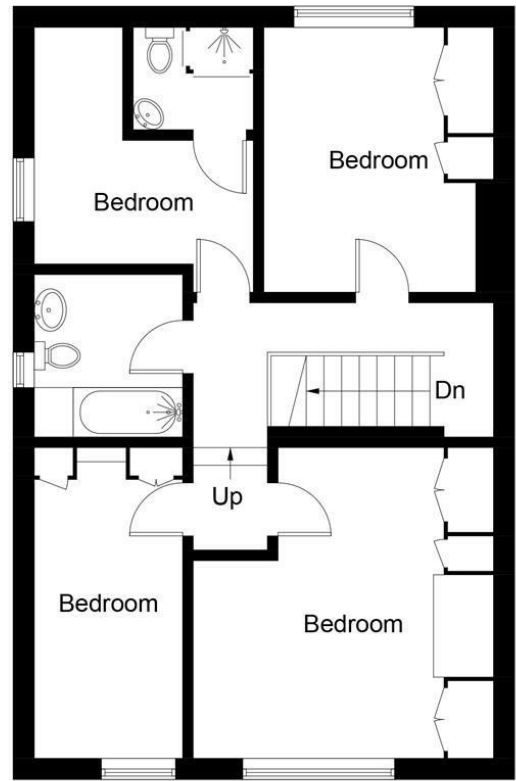


Manor House Gardens, BD2

Approximate Gross Internal Area = 141.5 sq m / 1523 sq ft

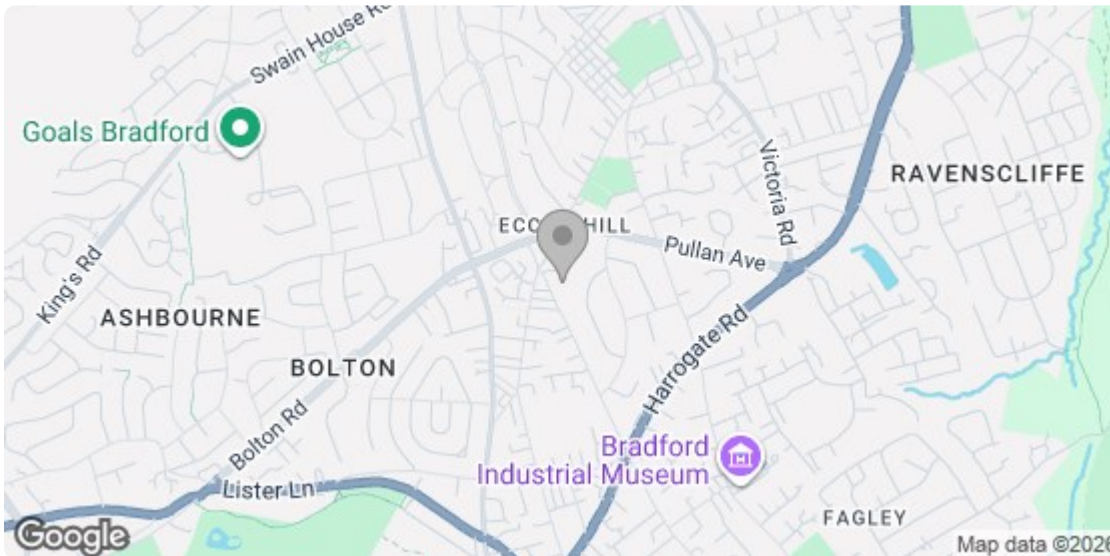


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1224783)



| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 78 |
| (39-54) | E | 58 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | | |

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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk