Sugdens
Sales & Lettings



Moorside Road, Eccleshill,

Reduced To £115,000

* TOWN HOUSE * TWO BEDROOMS * MODERN KITCHEN *
* GREAT STARTER HOME * GOOD SIZED GARDENS *
Available with no onward chain, is this delightful two bedroom inner town house.
Benefits from gas central heating and upvc double glazing.
The accommodation briefly comprises lounge, modern fitted kitchen, two first floor bedrooms and a house bathroom with white suite.
To the outside there are good sized gardens to the front and rear.







Entrance

Lounge
13'5" x 12'2" (4.09m x 3.71m)
With electric fire in feature fireplace surround, laminated wood floor, radiator.

Kitchen
13'6" x 7'1" (4.11m x 2.16m)
Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, gas hob, electric oven, part tiled walls and radiator.

First Floor Landing

Bedroom One
13'4" x 9'2" (4.06m x 2.79m)
With radiator.

Bedroom Two
13'3" x 7'3" (4.04m x 2.21m)
With radiator.

Bathroom
Three piece white suite.

Exterior
To the outside there are gardens to both front and rear.

Directions
From our office in Idle village take the left 1st exit onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, turn left onto Bolton Rd, right onto Moorside Rd and the property will shortly be seen displayed via our For Sale board.

TENURE
FREEHOLD

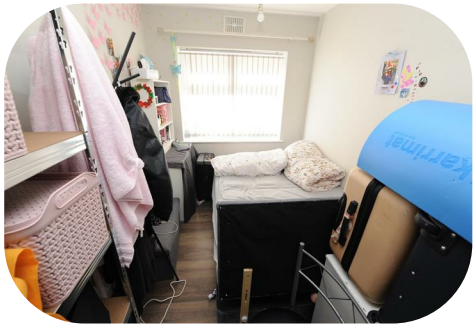
Council Tax Band
A / Bradford



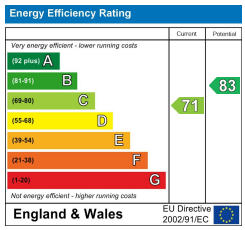


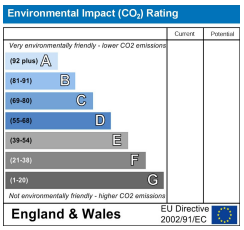






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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.





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

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