



Dudley Hill Road, Eccleshill,

Offers Over £165,000

*** STONE TERRACE * FOUR BEDROOMS * GARDENS * GARAGE * FAMILY SIZED *
* MODERN FITTED KITCHEN * CLOSE TO PRIMARY SCHOOL ***

Offering fantastic first time buyer and growing family sized accommodation, is this stone built through terrace. Benefits from both gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern fitted dining kitchen, basement cellar, two first floor bedrooms, house bathroom with white suite, together with two further attic bedrooms.

To the outside there are gardens and garage.



Entrance Vestibule

Lounge

14'4" x 11'4" (4.37m x 3.45m)
With a feature fireplace set in chimney breast, laminated wood floor and radiator.

Dining Kitchen

14'4" x 12'7" (4.37m x 3.84m)
Modern fitted dining kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel oven and hob, plumbing for auto washer, radiator.

Cellar

First Floor Landing

Bedroom One

12'6" x 11'4" (3.81m x 3.45m)
With built in wardrobes and radiator.

Bedroom Two

9'1" x 10'2" (2.77m x 3.10m)
With radiator.

Bathroom

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

Second Floor

Bedroom Three

12'8" x 7'7" (3.86m x 2.31m)
With velux skylight.

Bedroom Four

13'2" x 8'3" (4.01m x 2.51m)
With velux skylight and built in wardrobes.

Exterior

To the outside there is a garden to the front, enclosed yard/drive to the rear, together with single garage.

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 the Five Lane Ends roundabout take the 2nd exit onto Idle Rd, left onto Pelham Rd, right onto Undercliffe Rd, continue straight onto Dudley Hill Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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

