



**Evergreen Floral Art, Dudley Hill Road, Eccleshill,  
Fixed Asking Price £175,000**

\* SHOP/HOUSE \* TWO BEDROOMS \* CAR PARK \* LANDSCAPED GARDEN \* GARAGE \*  
\* MOSTLY GAS CENTRAL HEATING \* UPVC DOUBLE GLAZING \* SUITABLE FOR A VARIETY OF USES (subject to relevant  
planning consents) \*

A unique opportunity has arisen to purchase this stone built former florist and residential house.

Benefits from gas central heating (mostly) and upvc double glazing.

The well presented accommodation briefly comprises shop with rear preparation/store room and wc, ground floor house entrance and kitchen. The first floor living accommodation consists of lounge, bedroom and house bathroom, plus a further bedroom to the second floor.

To the outside there is a landscaped garden, ample parking and a single garage.



## Entrance

## Shop Front

19'5" x 17' (5.92m x 5.18m)  
With gas wall heater.

## Shop Rear/Preparation/Store Room

11'8" x 14'6" (3.56m x 4.42m)

## WC

With low suite wc and wash basin.

## House Entrance

## Kitchen

12'5" x 5'1" (3.78m x 1.55m)

Fitted Kitchen having a range of oak fronted wall and base units incorporating stainless steel sink unit, stainless steel oven and hob.

## First Floor Landing

With radiator.

## Lounge

16'7" x 14'7" (5.05m x 4.45m)

With radiator and store cupboard.

## Bedroom Two

8'8" x 9'5" (2.64m x 2.87m)

With radiator and built in wardrobes.

## Bathroom

Three piece white suite, part tiled walls and radiator.

## Second Floor

## Bedroom One

15' x 13' (4.57m x 3.96m)

With built in wardrobe and radiator.

## Exterior

To the outside there are enclosed landscaped gardens with patio, together with ample parking and single garage.

## Directions

From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the second exit onto Idle Rd, turn left onto Pelham Rd, right onto Undercliffe Rd, continue straight onto Dudley Hill Rd and the property will shortly 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(21-34) E		
(13-38) F			(7-20) F		
(1-12) G			(1-6) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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