



Peveril Mount, Eccleshill **Reduced To £175,000**

*** INNER TOWN HOUSE * THREE BEDROOMS * LOFT CONVERSION * NO CHAIN *
* TWO RECEPTION ROOMS * GARDENS * PARKING * GREAT STARTER HOME ***

A fantastic opportunity for either first time buyer or young family to purchase this three bedroom plus loft conversion inner town house.

Available with no onward chain and benefits from gas central heating and upvc double glazing. The accommodation briefly comprises entrance, lounge, kitchen, dining room, three first floor bedrooms, house bathroom with white suite, together with a loft conversion.

To the outside there is parking, gardens - south-facing at the rear, plus a garage off-site.





Entrance

With radiator.

Lounge

15'5" x 12' (4.70m x 3.66m)

With feature fireplace, laminated wood floor, radiator.

Kitchen

10'4" x 6'8" (3.15m x 2.03m)

Fitted kitchen with a range of grey wall and base units incorporating laminated sink unit, electric oven and hob, part tiled walls, radiator and store cupboard.

Dining Room

7'8" x 10'4" (2.34m x 3.15m)

With upvc double glazed French doors to rear garden, radiator.

First Floor Landing

Bathroom

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

Bedroom One

9' x 14'10" (2.74m x 4.52m)

With radiator.

Bedroom Two

11'7" x 8'8" (3.53m x 2.64m)

With radiator.

Bedroom Three

7'7" x 5'10" (2.31m x 1.78m)

With radiator.

Loft

14'9" x 8'9" (4.50m x 2.67m)

With velux skylight and under eaves storage.

Exterior

To the outside there is parking, gardens - south-facing at the rear, plus a garage off-site.





Directions

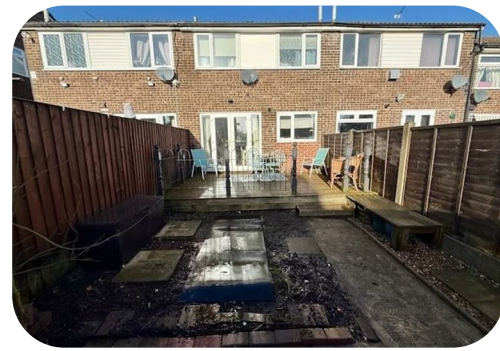
From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at the Five Lane Ends roundabout take the 1st exit onto Norman Ln, continue onto Victoria Rd, at the roundabout take the 2nd exit onto Harrogate Rd, turn left onto Moorside Rd, turn right towards Peveril Mount, right onto Peveril Mount, turn left to stay on Peveril Mount and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / Bradford



Peveril Mount, BD2

Approximate Gross Internal Area = 111.2 sq m / 1197 sq ft

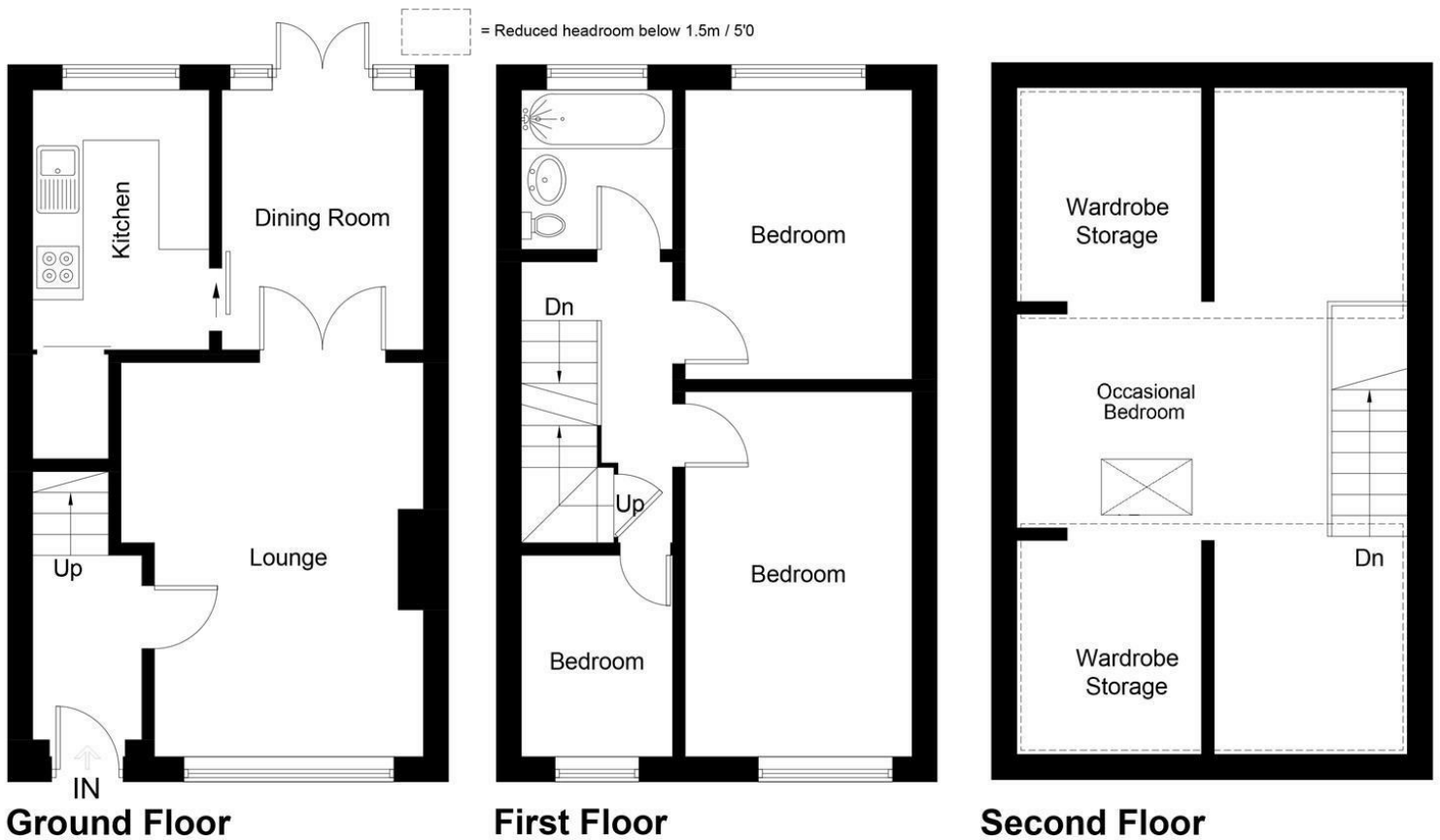
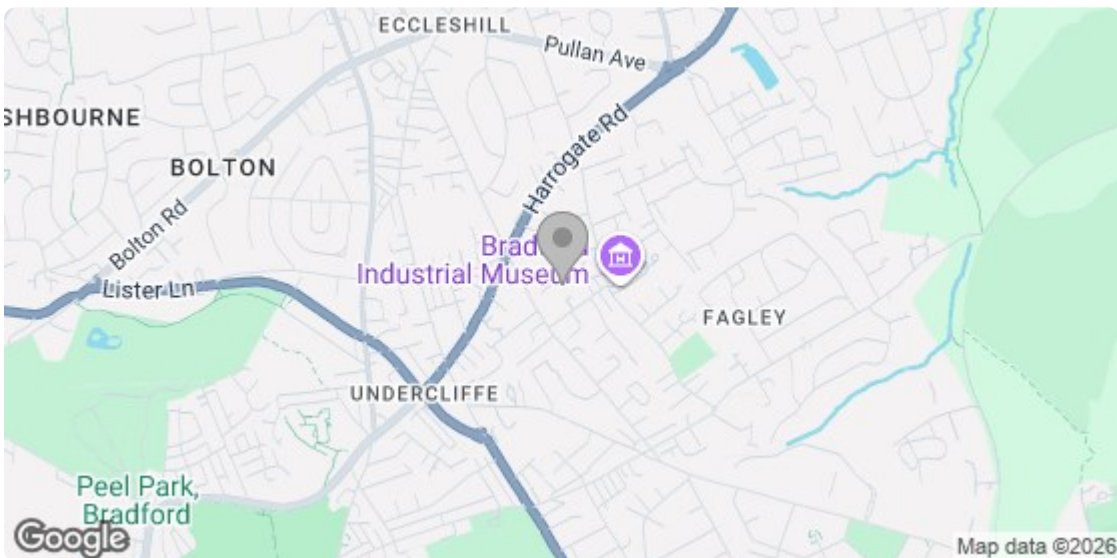


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1272122)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	79
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



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

