



## Moorside Road, Eccleshill,

**£139,950**

**\*\* STONE COTTAGE \*\* FOUR BEDROOMS \*\* THREE STOREY \*\* OPPOSITE PARK LAND \*\*  
\* HEART OF ECCLESHILL VILLAGE \* REQUIRES MODERNISATION \* SMALL GARDEN \***

Situated in the heart of Eccleshill village and offering fantastic family sized accommodation, is this four bedroom stone built cottage.

Requires updating and briefly comprises entrance, dining kitchen, basement cellar, two first floor bedrooms, house bathroom and two further bedrooms to the second floor.

To the outside there is a small garden to the front.



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### Entrance

### Lounge

13'4" x 15'10" (4.06m x 4.83m)

### Dining Kitchen

14'6" x 13'6" (4.42m x 4.11m)

### Vaulted Cellar

### First Floor Landing

### Bathroom

Three piece suite.

### Bedroom One

16' x 13'6" (4.88m x 4.11m)

### Bedroom Two

11'9" x 9'6" (3.58m x 2.90m)

### Second Floor

### Bedroom Three

14'4" x 14'3" (4.37m x 4.34m)

### Bedroom Four

16'2" x 12'4" (4.93m x 3.76m)

### Exterior

To the outside there is a small garden to the front.

### PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

### Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street 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 first exit onto Norman Lane continue onto Stony Ln through the village, turn left onto Moorside Rd and the property will shortly be seen displayed via our For Sale board.



### Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
89	42		

Energy Efficiency Rating: 89 (Current), 42 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: (92 plus) A, (81-91) B, (69-80) C, (55-68) D, (39-54) E, (21-38) F, (1-20) G.

England & Wales EU Directive 2002/91/EC

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