Sugdens
Sales & Lettings

Manor House Gardens, Leeds Road, Eccleshill

£280,000

* GRADE II LISTED STONE COTTAGE * BACKWATER LOCATION * NO ONWARD CHAIN *
* FOUR BEDROOMS * TWO RECEPTION ROOMS * TWO BATH/SHOWER ROOMS *
* GOOD SIZED FRONT GARDENS * PARKING * BEAUTIFUL FAMILY HOME * CHARACTERFUL *

Rare to the market, is this four bedroom Grade II listed cottage.
Occupies a backwater location - yet close to amenities, schools, library and shops.
The property benefits from gas central heating, upvc double glazing, CCTV and alarm system.
Available with no onward chain, the spacious property briefly comprises reception hall, lounge, sitting room, L shaped light oak effect fitted kitchen, four first floor bedrooms - bedroom three having en-suite shower room, plus a modern house bathroom with white suite.
To the outside there are gardens and parking.

Entrance Hall
With radiator.

Lounge
21'2" x 14'3" (6.45m x 4.34m)
Having a modern electric fire with marble feature fireplace, corniced ceiling, radiator, upvc French doors to front garden.

Kitchen
15'2" x 5'4" extending to 10'3" (4.62m x 1.63m extending to 3.12m)
L Shaped. Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas cooker, part tiled walls.

Sitting Room
14'6" x 15'4" (4.42m x 4.67m)
With an electric coal effect fire in feature fireplace surround, radiator, wall display cupboard.

Large Vaulted Cellar
External access only.

First Floor Landing

Bedroom One
12' x 14'3" (3.66m x 4.34m)
With fitted wardrobes, drawers and dresser, radiator.

Bedroom Two
12'5" x 9'4" (3.78m x 2.84m)
With fitted wardrobes, drawers and dresser, radiator.

Bedroom Three
9'9" x 6'2" plus 3'10" x 4'7" (2.97m x 1.88m plus 1.17m x 1.40m)
With radiator. En-Suite Shower Room;

En Suite Shower Room
Three piece suite comprising shower cubicle, low suite wc, wash basin.

Bedroom Four
14'1" x 6'9" (4.29m x 2.06m)
With fitted wardrobes and radiator.

Bathroom
Modern white three piece suite, tiled walls and radiator.

Exterior
To the outside there are good sized gardens with shed, power points and CCTV and parking. Please note - there is a right of access at the rear for maintenance only.

Directions
From our office in Idle village take the left onto Idlecroft Road, right onto Bradford Road, straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, left onto Bolton Rd/A6176, right onto Leeds Rd, proceed down the track between 7 and 9 Leeds Road and the property will be seen displayed via our For Sale board.

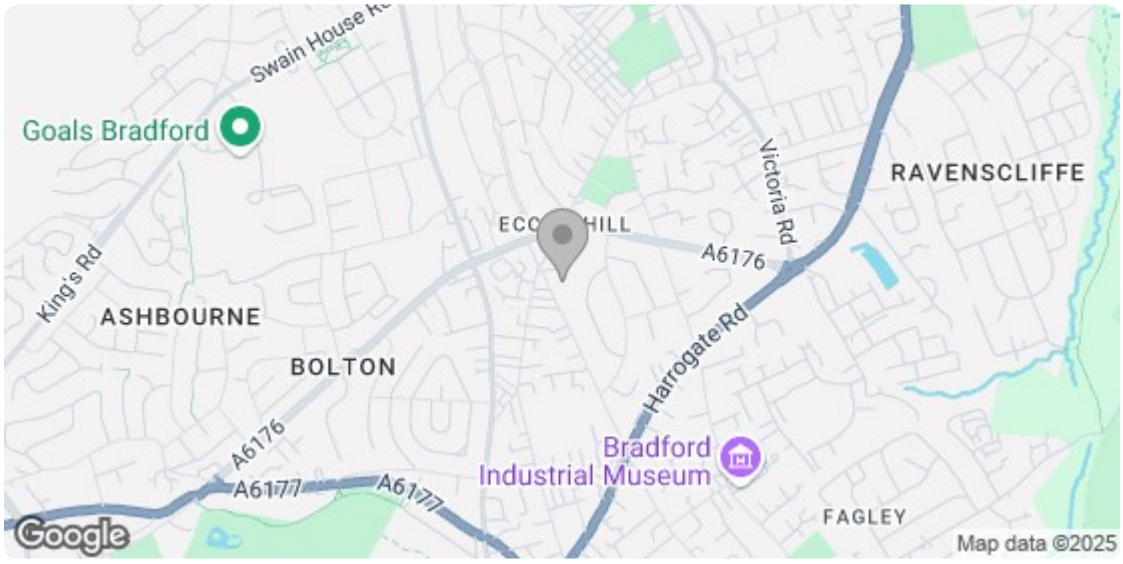
TENURE
FREEHOLD

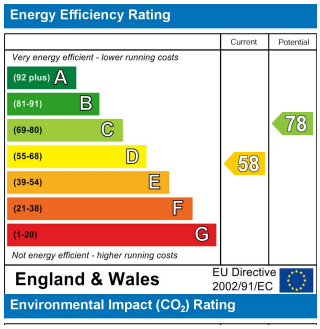
Council Tax Band
C

Manor House Gardens, BD2

Approximate Gross Internal Area = 141.5 sq m / 1523 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1224783)





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