Sugdens
Sales & Lettings



Moorside Road, Eccleshill,

£82,500

* STONE COTTAGE * ONE BEDROOM * NO ONWARD CHAIN *
* GREAT STARTER HOME *
Available with no onward chain, is this delightful one bedroom stone cottage.
Ideal for a first time buyer or investor.
Briefly comprises entrance porch, lounge, kitchen, one bedroom and shower room.
To the outside there is a small yard area.







Entrance Porch

Lounge
15'11" x 12'9" (4.85m x 3.89m)
With a coal effect electric fire in feature fireplace surround, electric heater.



Kitchen
7'4" x 6'5" (2.24m x 1.96m)
Fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer.

First Floor Landing

Shower Room
Three piece suite.



Bedroom One
13'6" x 10'7" (4.11m x 3.23m)
With built in wardrobe.

Exterior
To the outside there is a small yard area to the front.



Directions
From our office in Idle village take the right onto New St, continue onto Apperley Rd, right onto Leeds Rd, continue to follow A657 for 0.5 miles, turn right onto Harrogate Rd, left onto Moorside Rd and the property will be seen displayed via our For Sale board.

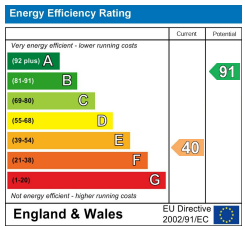
TENURE
FREEHOLD

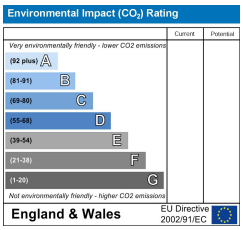
Council Tax Band
A / Bradford





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@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service