



Moorside Croft, Eccleshill,

£125,000

**** TOWN HOUSE ** THREE BEDROOMS ** TWO RECEPTION ROOMS **
* GARDENS & GARAGE ***

A fantastic opportunity for the first time buyer or young family to purchase this three bedroom inner town house.

Occupies a delightful cul-de-sac setting and benefits from gas central heating and upvc double glazing. Reception hall, lounge, dining room, kitchen, three first floor bedrooms and house bathroom.

To the outside there are gardens to both front and rear, together with a garage located off-site nearby.



Situated in a delightful cul-de-sac setting is this three bedroom inner town house.

A fantastic opportunity for the first time buyer or young family.

The accommodation benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining room, kitchen, three first floor bedrooms and house bathroom.

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Reception Hall

With radiator.

Lounge

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

With a gas fire in fireplace surround, radiator.

Kitchen

10'5" x 7' (3.18m x 2.13m)

With wall and base units incorporating stainless steel sink unit, plumbing for auto washer.

Dining Room

10'7" x 7'9" (3.23m x 2.36m)

With radiator and laminated wood floor.

First Floor Landing

Bedroom One

14'9" x 9' (4.50m x 2.74m)

With radiator.

Bedroom Two

11'6" x 9'1" (3.51m x 2.77m)

With radiator.

Bathroom

Three piece coloured suite.

Loft

Boarded. Accessed via a pull down ladder.

Exterior

To the outside there are gardens to both front and rear, together with a single garage situated off-site, nearby.

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 into Idlecroft Road, at the end take the right into Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the roundabout at Five Lane Ends take the second exit onto Idle Road, at the Bolton Junction traffic lights take the left onto Bolton Rd, turn right onto Moorside Road, left onto Moorside Ave and Moorside Croft 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	85		
	70		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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