Sugdens
Sales & Lettings



Moorside Road, Eccleshill

£255,000

* STONE SEMI DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * FAMILY HOME *
* CONVERTED BASEMENT * LOTS OF PERIOD CHARM & CHARACTER *
* MODERN KITCHEN & BATHROOM * GARDENS & GARAGE *

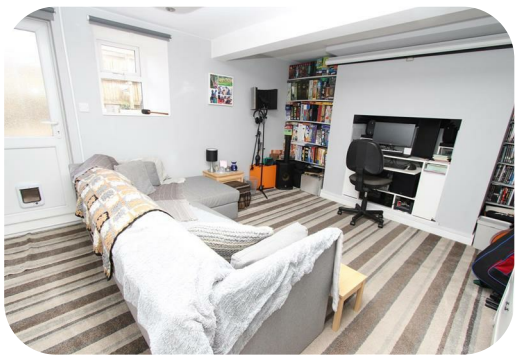
Offering fantastic family sized accommodation set over four floors, is this characterful four bedroom semi detached house. Benefits from gas central heating, upvc double glazing and alarm system.

The property briefly comprises entrance, lounge, modern grey fitted dining kitchen. The lower floor has been converted into a second reception room and useful utility area. There are three first floor bedrooms and a house bathroom with white suite, together with two attic rooms.

To the outside there are gardens, driveway and a detached garage.











Lower Floor

Sitting Room
With radiator and access to garden.

Utility/Storage
With plumbing for auto washer and radiator.

Ground Floor

Lounge
15'4" into alcove x 14' (4.67m into alcove x 4.27m)
With upvc double glazed French doors leading to front patio area and garden, radiator, picture and corniced ceiling, living flame gas fire in fireplace with attractive tiled inset and timber surround.

Dining Kitchen
14'2" x 12'8" (4.32m x 3.86m)
Modern fitted dining kitchen having a range of grey wall and base units incorporating sink unit, oven, hob, integrated fridge/freezer, dishwasher, upvc double glazed window overlooking the front, radiator, Yorkshire stone flagged floor.

First Floor

Bedroom One
11'4" x 12'9" narrowing to 10' (3.45m x 3.89m narrowing to 3.05m)
With upvc double glazed window, fitted wardrobes, radiator.

Bedroom Two
11'4" x 8'3" (3.45m x 2.51m)
With upvc double glazed window, radiator, fitted wardrobe and overhead cupboards.

Bedroom Three
11'3" x 6'11" (3.43m x 2.11m)
With upvc double glazed window, radiator, wardrobe and overhead cupboards.

Bathroom
Modern three piece white suite comprising bath with shower over, low suite wc, wash basin, part tiled walls.

Second Floor

Office Space
12'2" with sloped ceiling x 10'7" (3.71m with sloped ceiling x 3.23m)
With under eaves storage, original timber beams. With access to:-











Guest Bedroom
15'4" x 14'7" (4.67m x 4.45m)
With velux window, exposed beams, under eaves storage, radiator. En-Suite WC;

En Suite WC
With WC and wash basin, laminated wood floor.

Exterior
To the outside there is a garden to the front, driveway parking leading to garage, together with further area to the side.

Directions
From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at 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, left onto Moorside Rd and the property will shortly be seen displayed via our For Sale board.

TENURE
Freehold

Council Tax Band
B / Bradford





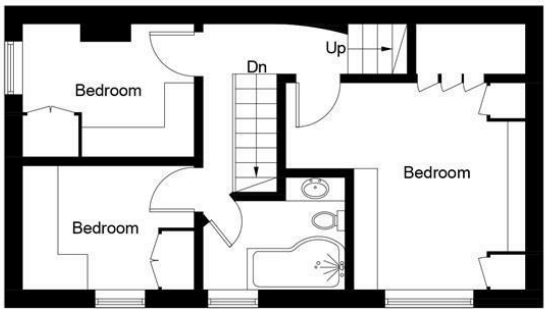




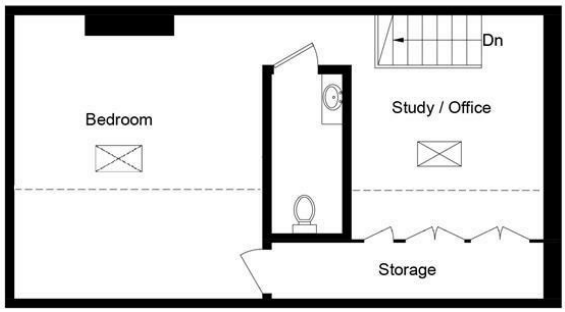
Moorside Road, BD2

Approximate Gross Internal Area = 150.4 sq m / 1619 sq ft

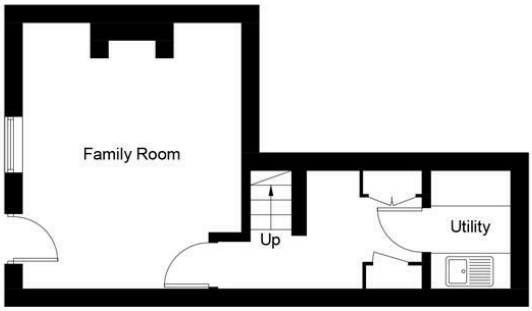
= Reduced headroom below 1.5m / 5'0



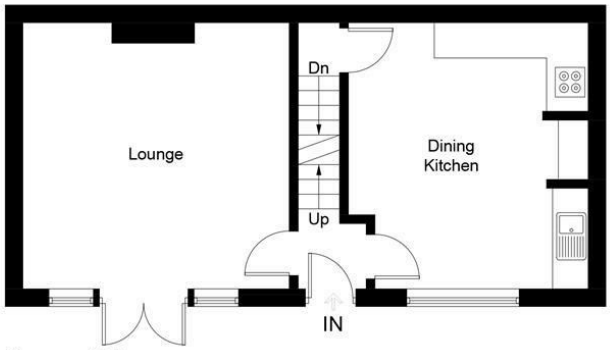
First Floor



Second Floor

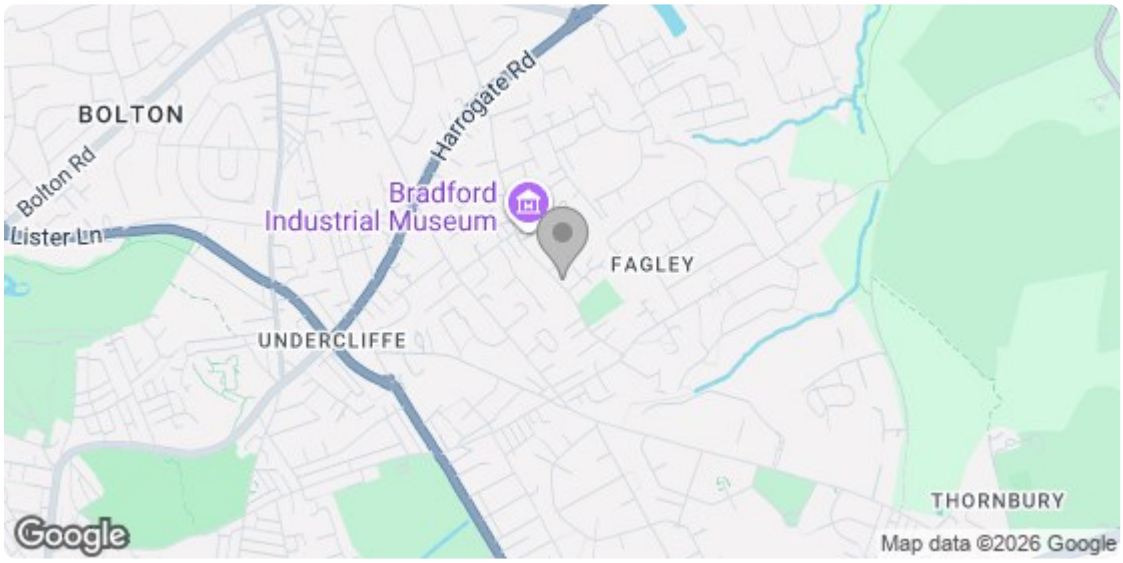


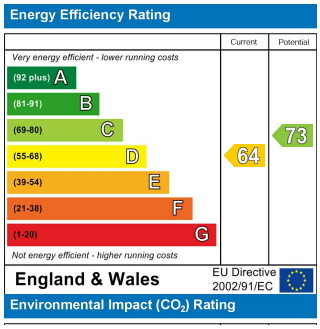
Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325149)





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