



Peterborough Road, Eccleshill,

£119,950

*** INNER TOWN HOUSE * THREE BEDROOMS * NO ONWARD CHAIN * GARDENS ***
*** GREAT STARTER HOME ***

A fantastic opportunity for either a first time buyer or young family to purchase this mature three bedroom town house.

Available with no onward chain and benefits from gas central heating and upvc double glazing. The accommodation briefly comprises entrance, lounge, kitchen, three first floor bedrooms and house bathroom.

To the outside there are good sized gardens.



Entrance

With radiator.

Lounge

13'5" x 13'3" (4.09m x 4.04m)

With gas fire in tiled fireplace surround, radiator.



Kitchen

13'2" x 6'9" (4.01m x 2.06m)

White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, radiator, store cupboard.

First Floor Landing

Bedroom One

11'8" x 10'1" (3.56m x 3.07m)

With radiator.



Bedroom Two

10' x 8'7" (3.05m x 2.62m)

With radiator.

Bedroom Three

8'9" x 6'2" (2.67m x 1.88m)

With radiator.



Bathroom

Three piece suite.



Exterior

To the outside there are gardens to both front and rear.

Directions

From our office in Idle village take the left at the roundabout 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 second exit onto Idle Rd, take the left onto Bolton Rd/A6176, turn right onto Leeds Rd, take the slight left to stay on Leeds Rd, right onto Harrogate Rd/A658, right onto Peterborough Rd and the property will shortly be seen displayed via our For Sale board.



TENURE

FREEHOLD

Council Tax Band

B

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	89	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	45	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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.

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