



Moorside Road, Eccleshill

£199,950

**** STONE COTTAGE ** FOUR DOUBLE BEDROOMS ** NEWLY RENOVATED ****

**** OPPOSITE PARK LAND ** THREE FLOORS ** UTILITY ** PATIO GARDEN ****

Situated in the heart of Eccleshill village and offering fantastic family sized accommodation, is this stunning four bedroom stone built cottage.

Modernised and updated by the current owner to provide 'ready to move into' accommodation.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, utility, lovely modern fitted dining kitchen, large lounge, two double first floor bedrooms and modern house bathroom with white suite, together with two further double bedrooms to the second floor.

To the outside there is a manageable patio garden with views across the park.

Viewing is highly recommended.





Entrance Porch

Utility

8'1" x 6'8" (2.46m x 2.03m)

With plumbing for auto washer and radiator.

Lounge

13'4" x 15'2" (4.06m x 4.62m)

Having a solid fuel burner set in chimney breast, radiator.

Dining Kitchen

14'7" x 13'8" (4.45m x 4.17m)

Modern cream fitted kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel oven and hob, oak work surfaces, radiator.

Cellar

First Floor Landing

Bathroom

Three piece suite comprising roll top bath, low suite wc, pedestal wash basin, part tiled walls and towel radiator.

Bedroom One

15'2" x 13'5" (4.62m x 4.09m)

With radiator and store cupboard.

Bedroom Two

11'8" x 9'8" (3.56m x 2.95m)

With radiator.

Second Floor

Bedroom Three

16'2" x 15' max (4.93m x 4.57m max)

With radiator.

Bedroom Four

14'2" x 14'3" (4.32m x 4.34m)

With radiator.





Exterior

To the outside there is an enclosed patio garden to the front.

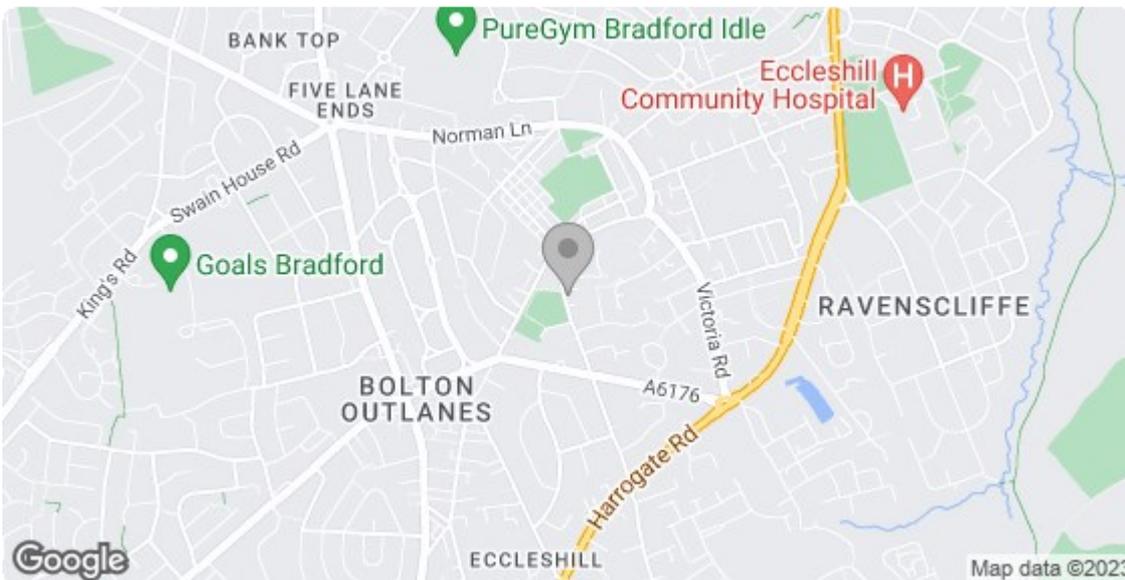
PLEASE NOTE

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 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 first exit onto Norman Lane continue onto Stony Ln through the village, turn left onto Moorside Rd and the property will shortly be seen displayed via our For Sale board.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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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