



## Moorside Road, Eccleshill

**£270,000**

\* EXTENDED SEMI DETACHED \* FOUR BEDROOMS \* TWO RECEPTION ROOMS \* NO CHAIN \*

\* TWO BATH/SHOWER ROOMS \* FAMILY SIZED \* POPULAR LOCATION \* GARDENS \* GARAGE \*

A fantastic opportunity for the growing family to purchase this extended four bedroom semi detached house.

Benefits from gas central heating and upvc double glazing.

The sizeable accommodation briefly comprises reception hall, lounge, sitting room, downstairs shower room, four first floor bedrooms and house bathroom.

To the outside there are gardens, driveway and garage.





### Reception Hall

With radiator and store cupboard.

### Lounge

12'6" x 12'6" (3.81m x 3.81m)

With radiator.

### Kitchen

6'9" x 13'3" (2.06m x 4.04m)

Medium oak effect fitted kitchen having a range of wall and base units incorporating laminated sink unit, gas hob, electric double oven.

### Dining/Sitting Room

17'10" x 12'5" (5.44m x 3.78m)

With gas fire and radiator.

### Shower Room

Three piece suite, tiled walls and radiator.

### First Floor Landing

#### Bedroom One

11' x 10'8" (3.35m x 3.25m)

With fitted wardrobes and radiator.

#### Bedroom Two

17'7" x 9'7" max (5.36m x 2.92m max)

With built in wardrobe and radiator.

#### Bedroom Three

13'4" x 8'7" (4.06m x 2.62m)

With radiator.

#### Bedroom Four

5'6" x 8'4" (1.68m x 2.54m)

With radiator.

### Bathroom

Three piece white suite.





### Exterior

To the outside there are gardens to front and rear, driveway and garage.

### Directions

From our office in Idle village take the left onto Idlecroft Rd, 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 Road, left onto Bolton Rd, right onto Moorside Rd and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

C / Bradford

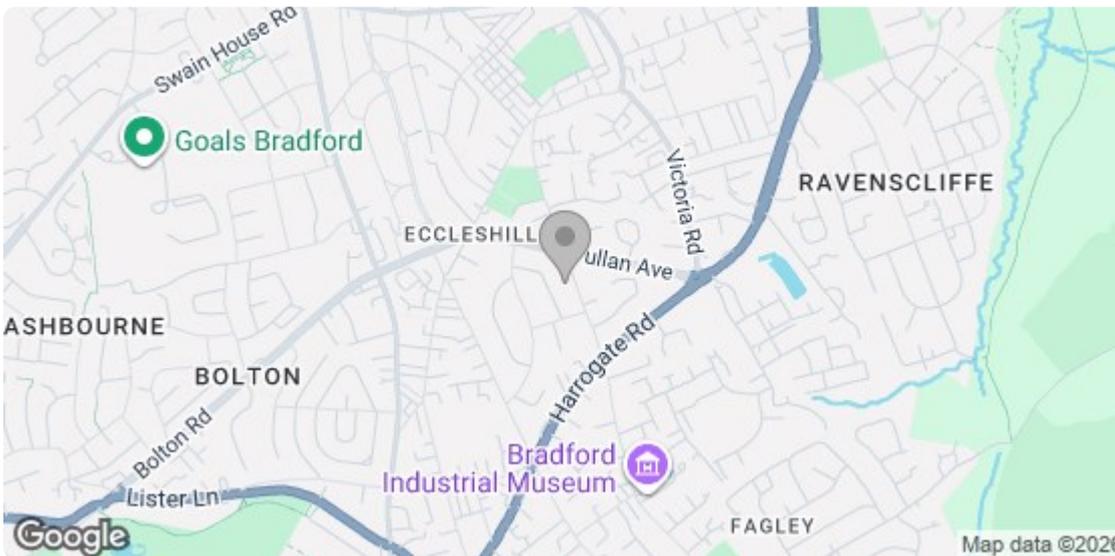


# Moorside Road, BD2

Approximate Gross Internal Area = 110.1 sq m / 1185 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1260139)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		

**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@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)

website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

