



Moorside Mews, Eccleshill,

£149,995

* TOWNHOUSE * THREE BEDROOMS * MODERN SHOWER ROOM *

* GARDENS AND GARAGE * POPULAR LOCATION * CUL DE SAC LOCATION *

Fantastic opportunity for either First Time Buyers or young family to purchase this delightful three bedroom inner town house.

Benefits from gas central heating, UPVC double glazing and alarm system.

The accommodation briefly comprises reception hall, lounge, dining room, white gloss fitted kitchen, three first floor bedrooms and modern shower room.

To the outside there are gardens and an off site garage.



Entrance Hall

Lounge

11'8 x 15'5 (3.56m x 4.70m)

Gas fire, feature fireplace surround.

Kitchen

10'7 x 6'6 (3.23m x 1.98m)

White gloss wall and base units with Stainless Steel sink unit and tiled splashback. Stainless Steel oven and gas hob with extractor fan over. Plumbing for washing machine, UPVC door leading out to gardens.

Dining Area

8 x 10'7 (2.44m x 3.23m)

Central heating radiator.

First Floor Landing

Bedroom One

14'3 x 8'9 (4.34m x 2.67m)

Central heating radiator.

Bedroom Two

8'10 x 11'4 (2.69m x 3.45m)

Central heating radiator.

Bedroom Three

8'1 x 5'9 (2.46m x 1.75m)

Central heating radiator.

Shower Room

Modern three piece suite comprising of; low flush WC, hand wash basin and shower cubicle. Tiled walls, flooring and central heating radiator.

External

Lawned garden to the front. Patio garden to the rear with garden shed and off site garage.



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.

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	86	(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	
(13-38) F		(13-38) F	
(1-12) G		(1-12) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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