



Leeds Road, Eccleshill,

£185,000

**** EXTENDED END COTTAGE ** TWO BEDROOMS ** MODERNISED & UPDATED THROUGHOUT **
** GARDENS & PARKING ** STUNNING BATHROOM ** NO CHAIN ** VERY WELL PRESETNED **
** NEW DECOR & CARPETS ** VIEWING HIGHLY RECOMMENDED ****

Available with vacant possession is this delightful two bedroom extended cottage. Refurbished, updated and modernised by its present owner to provide "ready to move into" accommodation. Benefits gas central heating, upvc double glazing and briefly comprises entrance, spacious lounge, modern fitted dining-kitchen and cellar. Two first floor bedrooms and a stunning house bathroom. Outside are gardens and parking.

Viewing highly recommended!



Entrance

Lounge

17'10" x 12'9" (5.44m" x 3.89m")
Electric stove set in chimney breast and radiator.

Dining Kitchen

17'7" x 10'3" (5.36m" x 3.12m")
Modern fitted kitchen having a range of wall and base units incorporating laminate sink unit, integrated oven & hob with extractor, integrated dishwasher, integrated fridge freezer, breakfast bar, tiled floor, radiator and bi-folding doors to patio garden.

Cellar

Plumbing for auto washer.

First Floor Landing

Radiator.

Bathroom

Luxury five piece suite comprising bath, shower cubicle, twin vanity sink unit, low flush wc, contemporary tiling and heated towel rail.

Bathroom One

10'4" c 13'5" (3.15m" c 4.09m")
Radiator.

Bedroom Two

10'2" x 7'3" (3.10m" x 2.21m")
Radiator.

Exterior

Outside are well stocked lawn and patio garden together with off street parking.

Council Tax Band

C

Tenure

FREEHOLD.



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(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		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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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