



**Ashgrove, Eccleshill,**

**£85,000**

**\* TERRACE COTTAGE \* TWO BEDROOMS \* OVER THREE FLOORS \* NO CHAIN \*  
\* STONE BUILT \* MODERN FITTED KITCHEN \* SMALL GARDEN \* SOLAR PANELS \***

A fantastic opportunity for a first time buyer to purchase this delightful stone built terrace cottage.

Available with no onward chain and benefits from electric wall heaters, upvc double glazing and solar panels. Set over three floors and briefly comprises entrance porch, lounge, lower floor modern fitted kitchen, two first floor bedrooms and a house bathroom with white suite.

To the outside there is a patio garden to the front.



## Entrance Porch

## Lounge

15'4" x 11'1" (4.67m x 3.38m)

With laminated wood floor and electric wall heater.



## Lower Floor

## Kitchen

11'11" x 11'1" (3.63m x 3.38m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric cooker. Access to the front garden.



## First Floor Landing

## Bedroom One

9' x 9'1" (2.74m x 2.77m)

With electric wall heater.



## Bedroom Two

11'7" max x 6' (3.53m max x 1.83m)

## Bathroom

Three piece white suite.



## Exterior

To the outside there is a small patio garden to the front.



## Directions

From our office in Idle village take the left onto Idlecroft Road, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the first exit onto Norman Ln, continue onto Victoria Rd, at the roundabout take the 2nd exit onto Harrogate Rd, turn left onto Ashgrove and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

A / Bradford

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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
(11-20)	G	(11-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

**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.

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