



**Alexandra Road, Eccleshill,**

**£129,950**

\* INNER TOWN HOUSE \* THREE BEDROOMS \* NO ONWARD CHAIN \*

\* OVERLOOKING PLAYING FIELDS \* CLOSE TO ECCLESHILL VILLAGE \* FAMILY SIZED \*

Occupying a delightful cul-de-sac setting overlooking park land and playing field, is this three bedroom inner town house.

Benefits from upvc double glazing and briefly comprises entrance, lounge with dining area, kitchen rear porch, three first floor bedrooms and house bathroom.

To the outside there is a good sized garden to the front and a patio garden to the rear.

Available with vacant possession.



## Entrance

## Lounge/Diner

26' x 12 narrowing to 7'9" (7.92m x 3.66m narrowing to 2.36m)

With a coal effect gas fire in feature fireplace.



## Kitchen

10'5" x 7' (3.18m x 2.13m)

With wall and base units incorporating stainless steel sink unit, gas cooker, auto washer, dishwasher, fridge, part tiled walls.

## Rear Porch

## First Floor Landing

## Bedroom One

14'7" x 8'11" (4.45m x 2.72m)

With gas wall heater.



## Bedroom Two

11'4" x 9' (3.45m x 2.74m)

## Bedroom Three

9' x 6' (2.74m x 1.83m)

## Bathroom

Three piece suite, tiled walls.



## Loft

Part boarded. Accessed via a pull down ladder.

## Exterior

To the outside there is a good sized garden to the front and a patio garden to the rear.



## 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, after half a mile turn right onto Alexandra Rd and the property will shortly be seen displayed via our For Sale board.



## TENURE

FREEHOLD

## Council Tax Band

B

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

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk  
website www.sugdensestates.co.uk