Sugdens
Sales & Lettings



Undercliffe Road, Eccleshill,

Reduced To £125,000

* STONE TERRACE * TWO BEDROOMS * NO ONWARD CHAIN * WELL PRESENTED *
* GREAT STARTER HOME * GARDEN * MODERN KITCHEN *

If you're downsizing, looking for an investment property or wanting your first home - then this could be the house for you!!!

Available with no onward chain, is this delightful two bedroom stone built through terrace.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, fitted dining kitchen, two first floor bedrooms and a house bathroom with white suite.

To the outside there are gardens to both front and rear.







Entrance

Lounge
10'5" x 12'2" (3.18m x 3.71m)
With radiator, feature fireplace and laminated wood floor.



Kitchen
10'2" x 12'1" (3.10m x 3.68m)
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas cooker, radiator.



First Floor Landing

Bedroom One
10'6" x 12'1" (3.20m x 3.68m)
With radiator.



Bedroom Two
11'10" x 5'8" (3.61m x 1.73m)
With radiator.

Bathroom
Three piece white suite, part tiled walls and radiator.



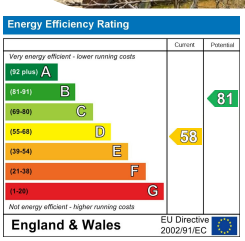
Exterior
There is a small garden to the front and an enclosed garden to the rear.

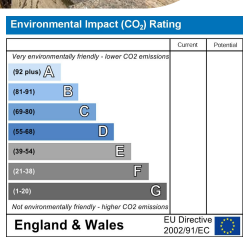
Directions
From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, go through the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the 2nd exit onto Idle Rd, turn left onto Undercliffe Rd and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
A / Bradford







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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