



**Peterborough Road, Eccleshill,**

**£149,950**

\* INNER TOWN HOUSE \* THREE BEDROOMS \* CONSERVATORY \* MODERN KITCHEN & BATHROOM \*  
\* GARDENS & PARKING \* CLOSE TO SHOPS/AMENITIES \*

A fantastic opportunity for either first time buyer or young family to purchase this three bedroom inner town house.

Benefits from both gas central heating and upvc double glazing.

The accommodation briefly comprises entrance, lounge, modern cream fitted kitchen, conservatory, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens and parking.



## Entrance

## Lounge

13'3" x 13'1" (4.04m x 3.99m)

With electric fire, modern fireplace surround, radiator.

## Kitchen

13'1" x 6'7" (3.99m x 2.01m)

Modern cream fitted kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel oven and hob, part tiled walls, radiator and store cupboard.

## Conservatory

12'5" x 7'7" (3.78m x 2.31m)

With access to rear garden.

## First Floor Landing

## Bedroom One

11'9" x 9'10" (3.58m x 3.00m)

With radiator.

## Bedroom Two

9'9" x 8'6" (2.97m x 2.59m)

With radiator.

## Bedroom Three

8'9" x 6'3" (2.67m x 1.91m)

With radiator.

## Bathroom

Three piece modern white suite, tiled walls and radiator.

## Exterior

To the outside there is parking for two cars, enclosed lawned garden and patio to the rear with garden shed.

## Directions

From our office in Idle village take the left 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 2nd exit onto Idle Rd, at Bolton Junction continue straight to stay on Idle Rd, turn left onto Wellington Rd, turn right onto Peterborough Rd and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

B



**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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
[G2 plus] A		[G2 plus] A	
[G1-91] B		[G1-91] B	
[F9-90] C		[F9-90] C	
[E5-88] D		[E5-88] D	
[D9-84] E		[D9-84] E	
[C1-80] F		[C1-80] F	
[B20] G		[B20] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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