



Prospect Place, Eccleshill,

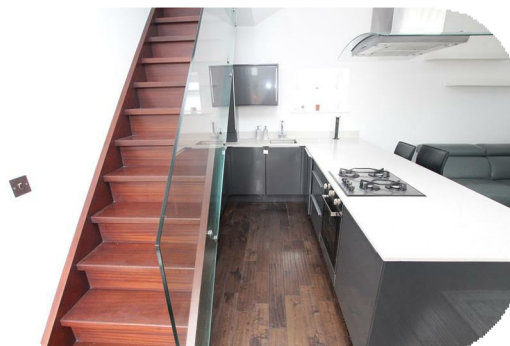
£139,950

* STONE COTTAGE * TWO BEDROOMS * AMPLE PARKING * NO CHAIN *
* MODERN KITCHEN & BATHROOM * GARAGE * GREAT STARTER HOME *
Available with no onward chain, is this delightful two bedroom stone built cottage.

Benefits from gas central heating, upvc double glazing and alarm system.

The easy to maintain accommodation briefly comprises entrance, open plan lounge/kitchen with modern fittings, two first floor bedrooms and a modern shower room.

To the outside there is a large cobbled drive/garden and oversized garage.



Entrance

Open Plan Lounge/Kitchen

18'3" x 14'3" (5.56m x 4.34m)

Lounge area has wood flooring and radiator.

Kitchen area is fitted with a range of modern wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, fridge freezer, auto washer and granite work surfaces.

First Floor Landing

With radiator.

Bedroom One

11'8" x 9'4" (3.56m x 2.84m)

Modern fitted wardrobes and radiator.

Bedroom Two

10'6" narrowing to 5'9" x 5'9" (3.20m narrowing to 1.75m x 1.75m)

With radiator.

Shower Room

Three piece modern suite, heated towel rail.

Exterior

To the outside there is driveway parking and an oversized garage (20'5" x 16'3").

Directions

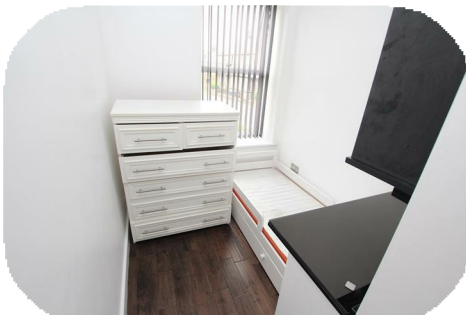
From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout, at Five Lane Ends take the left onto Idle Road, turn left onto Bolton Rd/A6176, turn right onto Leeds Rd, turn right onto Harrogate Rd/A658, turn left onto Leeds Rd, turn left onto Prospect Place and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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