



Chapel Street, Eccleshill,

£114,950

**** STONE COTTAGE ** TWO BEDROOMS ** CLOSE TO ECCLESHILL VILLAGE **
** ENCLOSED GARDEN ** NO CHAIN ****

Fantastic opportunity for either first time buyer or investor to purchase this delightful two bedroom stone cottage. Benefits both gas central heating, upvc double-glazing and briefly comprises entrance, lounge, kitchen and cellar, two first floor bedrooms and shower room. Enclosed garden to the rear.



Entrance Hall

Lounge

11'5" x 12'4" (3.48m" x 3.76m")

Electric fire and radiator.

Kitchen

8'3" x 8'2" (2.51m" x 2.49m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven & hob, plumbing for auto washer and radiator.

First Floor Landing

Bedroom One

11'5" x 9'5" (3.48m" x 2.87m")

Radiator.

Bedroom Two

8'0" x 6'5" (2.44m" x 1.96m")

Radiator.

Shower Room

Three piece suite comprising shower cubicle low flush wc, pedestal wash basin, tiled walls and radiator.

Exterior

Enclosed garden to the rear.

Council Tax Band

A

Tenure

FREEHOLD.



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	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
81	54		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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