



## Norman Lane, Eccleshill,

**£199,995**

\* THROUGH TERRACE \* STONE BUILT \* FOUR BEDROOMS \* MODERN KITCHEN & BATHROOM \*  
\* CONVERTED CELLAR ROOM \* FAMILY HOME \* TWO RECEPTION ROOMS \* GARDEN \*

Situated opposite Five Lane Ends Shopping Centre and offering "ready to move into" accommodation, is this well presented four bedroom through terrace.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining room, light oak effect fitted kitchen. The basement has been converted into a large utility room and cinema/sitting/playroom. To the first floor are two bedrooms and a large modern house bathroom. The second floor has two further bedrooms.

To the outside there are landscaped gardens.

Viewing recommended!





### Reception Hall

With radiator.

### Lounge

16'2" x 11'9" (4.93m x 3.58m)

With a coal effect gas fire in feature fireplace surround with stainless steel inset and granite hearth, bay window, exposed polished wood floorboards and radiator.

### Dining Room

14'7" x 12'1" (4.45m x 3.68m)

With a solid wood burner set in chimney breast, exposed polished wood floorboards, radiator.

### Kitchen

8'8" x 7'7" (2.64m x 2.31m)

Modern light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven, hob and cooker hood, part tiled walls, integrated fridge.

### Utility

15'2" x 16'0" (4.62m x 4.88m")

Fitted base units, Belfast sink unit, plumbing for auto washer and radiator.

### Cinema / Sitting / Play Room

Radiator.

### First Floor Landing

#### Bedroom One

15'6" x 13'2" (4.72m x 4.01m)

With exposed polished wood floorboards, radiator.

#### Bedroom Two

14'10" x 9'11" (4.52m x 3.02m)

With radiator.

### Bathroom

Three piece modern white suite, part tiled walls and towel radiator.

### Second Floor

#### Bedroom Three

14'9" x 8'8" (4.50m x 2.64m)

With radiator.

#### Bedroom Four

14'3" x 13' (4.34m x 3.96m)

With radiator.

### Exterior

To the outside there are gardens to front and 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 and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### COUNCIL TAX BAND

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**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 G2 plus A	84	Very environmentally friendly - lower CO <sub>2</sub> emissions G2 plus A	
(81-91) B		(81-91) B	
(79-80) C	62	(80-90) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(13) F		(13-38) F	
Not energy efficient - higher running costs G		(1-38) G	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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