



Stone Hall Road, Eccleshill,

£155,000

* THROUGH TERRACE * STONE BUILT * THREE BEDROOMS * TWO RECEPTION ROOMS *
* NO ONWARD CHAIN * GARDENS & GARAGE * PARK VIEWS * USEFUL CELLARS *

Situated close to Eccleshill village and offering excellent family sized accommodation, is this substantial three bedroom through terrace.

Benefits from both gas central heating and upvc double glazing.

Available with no onward chain and briefly comprises reception hall, lounge, sitting room, fitted kitchen, two double first floor bedrooms and bathroom, together with an overall attic bedroom to the second floor.

To the outside there are gardens and garage.



Reception Hall

Lounge

14'2" x 12'10" (4.32m x 3.91m)

With electric fire, feature fireplace surround, two radiators.

Kitchen

7' x 6'3" (2.13m x 1.91m)

With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls.

Dining Room

16' x 14' (4.88m x 4.27m)

With radiator.

Cellars

Ideal for storage or conversion (subject to any relevant planning consents).

First Floor

Bedroom One

14'4" x 9'8" (4.37m x 2.95m)

With radiator.

Bedroom Two

15'4" x 9'9" (4.67m x 2.97m)

With built in wardrobes and radiator.

Bathroom

Three piece white suite, towel radiator.

Second Floor

Attic Bedroom Three

13'9" x 13'1" (4.19m x 3.99m)

Exterior

To the outside there are gardens to both front and rear, together with a garage to the rear.

Directions

From our office in Idle village take the left at the roundabout 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 second exit onto Idle Road, at Bolton Junction turn left onto Bolton Rd/A6176, turn left onto Stone Hall 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 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	
79	52		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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