



## Moorside Road, Eccleshill,

**£156,000**

\* STONE COTTAGE \* TWO BEDROOMS \* MODERN KITCHEN & BATHROOM \* QUIET LOCATION \*  
\* GARDENS \* PARKING \* GARAGE \* CLOSE TO PRIMARY SCHOOL \*

This very well presented two bedroom stone cottage has been updated and modernised by the present owner to provide the perfect 'ready to move into' accommodation.

Benefits from gas central heating and upvc double glazing.

Entrance porch, lounge, modern fitted kitchen, two first floor bedrooms and a lovely modern house bathroom with white suite.

To the outside there is a front garden, parking and a garage.

Viewing is highly recommended.





## Lounge

14'9" x 13'6" (4.50m x 4.11m)

With an electric stove set in chimney breast, exposed beams, radiator, store cupboard.

## Kitchen

13'2" x 9'5" (4.01m x 2.87m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integral washer and dishwasher, tiled floor and radiator.



## First Floor Landing

### Bedroom One

11'3" x 9' (3.43m x 2.74m)

With radiator.

### Bedroom Two

15'3" x 7'2" (4.65m x 2.18m)

With radiator.



## Bathroom

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



## Exterior

To the outside there is a front garden, parking and garage.

## Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Rd, at the end turn right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Rd, at the Bolton Junction traffic lights turn left onto Bolton Road, turn right onto Moorside Rd and the property will shortly 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)