



Moorside Terrace, Eccleshill,

£115,000

**** TERRACED COTTAGE ** ONE BEDROOMS ** FITTED KITCHEN ** CONSERVATORY **
** GARDEN ** MODERN SHOWER ROOM ** NO CHAIN ****

This stone built cottage offers fantastic first time buyer accommodation which benefits gas central heating upvc double glazing.

Available with vacant possession and briefly comprises entrance, lounge, newly fitted kitchen, utility, conservatory, double first floor bedroom and a modern house shower room.

To the outside is an enclosed garden with patio.



Entrance

Kitchen

12'4" x 5'1" (3.76m" x 1.55m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, part tiled, and radiator.

Utility

Plumbing for auto washer.

Conservatory

12'4" x 9'1" (3.76m" x 2.77m")

Radiator and upvc french door leading to rear garden.

Lounge

12'6" x 12'1" (3.81m" x 3.68m")

Stainless steel electric fire with feature fireplace surround.

First Floor Landing

Radiator.

Bedroom One

12'6" x 11'1" (3.81m" x 3.38m")

Built in wardrobes and radiator.

Shower Room

Modern three piece suite comprising shower cubicle, low flush wc and pedestal wash basin.

Exterior

Patio garden to the front.

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	
(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	
76	56		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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