



Wellington Road, Eccleshill,

£159,950

* STONE TERRACE * THREE BEDROOMS * TWO RECEPTION ROOMS * OVER FOUR FLOORS *
* MODERN BATHROOM * IDEAL STARTER HOME * DECEPTIVELY SPACIOUS *

A fantastic opportunity for either first time buyer or young family to purchase this delightful stone built through terrace.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining/sitting room, fitted kitchen, useful storage cellar, two first floor bedrooms and a modern house bathroom with white suite, together with an overall attic bedroom to the second floor.

To the outside there is a small front garden and a rear yard.



Reception Hall

Lounge

11'9" x 10'1" (3.58m x 3.07m)

With gas fire on marble hearth, radiator.

Kitchen

6' x 9'7" (1.83m x 2.92m)

With wall and base units incorporating stainless steel sink unit, plumbing for auto washer, part tiled walls.

Dining/Sitting Room

12'4" x 13'3" (3.76m x 4.04m)

Having a coal effect gas burner in chimney breast, radiator.

Cellar

Ideal for storage.

First Floor Landing

Bedroom One

12' x 13'3" (3.66m x 4.04m)

With radiator.

Bedroom Two

8' x 10' (2.44m x 3.05m)

With radiator.

Bathroom

Modern three piece white suite, tiled walls and radiator.

Second Floor

Overall Attic Bedroom Three

19'8" x 12' (5.99m x 3.66m)

With radiator.

Exterior

To the outside there is a small garden to the front and a yard to the rear.

Directions

From our office in Idle village take the left 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 take the second exit onto Idle Road, proceed straight ahead at Bolton Junction to continue onto Idle Road, turn left onto Wellington 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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		84	(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		
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@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk