



## Holdsworth Buildings, Eccleshill,

**£155,000**

- \* STONE COTTAGE \* TWO BEDROOMS \* MODERN KITCHEN & SHOWER ROOM \*
- \* THREE FLOORS \* NO ONWARD CHAIN \* WELL PRESENTED \* DRIVEWAY PARKING \*

Situated close to Eccleshill village and available with no onward chain, is this delightful two bedroom stone built cottage.

Occupies a small cul-de-sac setting and benefits from both gas central heating and upvc double glazing. The accommodation briefly comprises entrance porch, lounge, modern fitted kitchen, three basement cellar rooms, two first floor bedrooms and shower room.

To the outside there is driveway parking.



## Entrance Porch

## Lounge

14'9" x 12'7" (4.50m x 3.84m)

With feature fireplace and radiator.

## Kitchen

11'8" x 10'9" (3.56m x 3.28m)

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

## Cellar Room One

10'9" x 9'6" (3.28m x 2.90m)

With radiator. Access to shared alleyway/rear entrance.

## Cellar Room Two

12'4" x 6'7" (3.76m x 2.01m)

## Cellar Room Three

12'5" x 7'4" (3.78m x 2.24m)

## First Floor

### Bedroom One

10'7" x 15' (3.23m x 4.57m)

With fitted wardrobes, cast iron feature fireplace, radiator.

### Bedroom Two

7'4" x 13'2" (2.24m x 4.01m)

With a cast iron feature fireplace and radiator.

## Shower Room

Three piece modern suite, heated towel rail.

## Exterior

To the outside there is a driveway to the front.

## Directions

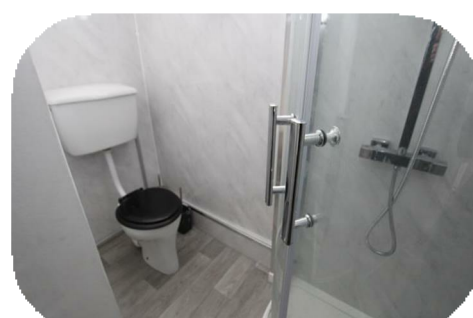
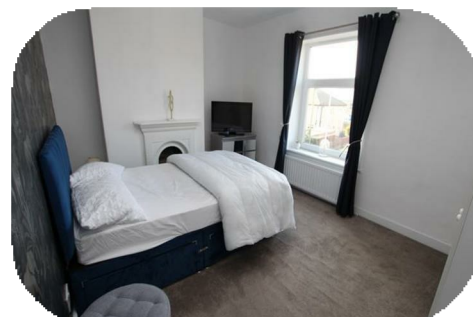
From our office in Idle village take the left into Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the first exit onto Norman Ln, continue onto Victoria Rd and Holdsworth Buildings will be seen on the left where the property is 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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		90	(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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