



Dudley Hill Road, Eccleshill,

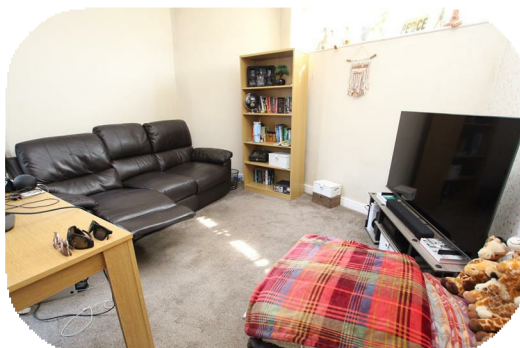
£155,000

- * STONE BUILT END TERRACE * FOUR BEDROOMS * THREE FLOORS * NO ONWARD CHAIN *
- * SPACIOUS ACCOMMODATION * MODERN BATHROOM * REAR GARDEN *

A fantastic opportunity for either first time buyer or growing family to purchase this good sized stone built end terrace.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, large fitted dining kitchen, useful cellar, three first floor bedrooms and a modern house bathroom, together with a very large attic bedroom to the second floor.

To the outside there is a small garden and yard.



Entrance

Lounge

14'3" x 14' (4.34m x 4.27m)

Kitchen

14'2" x 7'7" (4.32m x 2.31m)

With wall and base units incorporating stainless steel sink unit, gas cooker, radiator.

Cellar

First Floor Landing

With radiator.

Bedroom One

14'3" x 11'3" (4.34m x 3.43m)

With radiator.

Bedroom Two

7'9" x 8'6" (2.36m x 2.59m)

With radiator.

Bathroom

With white three piece suite.

Second Floor

Attic Bedroom Three

17'10" x 14'2" (5.44m x 4.32m)

With radiator.

Exterior

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

Directions

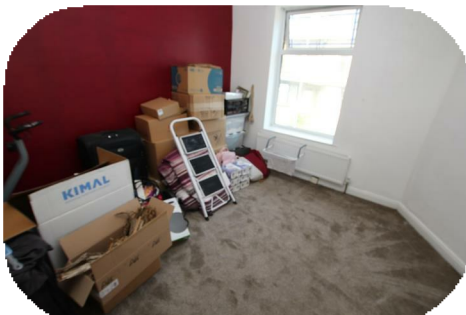
From our office in Idle village take the first exit onto Idlecroft Rd, right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout, upon reaching Five Lane Ends roundabout take the second exit onto Idle Rd, turn left onto Pelham Rd, right onto Undercliffe Rd, continue straight onto Dudley Hill Rd and the property will 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		
(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		
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



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

