



**Dudley Hill Road, Eccleshill,**

**£154,950**

\* THROUGH TERRACE \* THREE BEDROOMS \* THREE FLOORS \* NO CHAIN \*  
\* FAMILY SIZED ACCOMMODATION \* GARDENS \*

Available with no onward chain, is this delightful three bedroom stone built through terrace.

Benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises entrance, lounge, fitted kitchen and basement cellar. To the first floor there are two bedrooms and a house bathroom with white suite. To the second floor there is an overall attic bedroom.

To the outside there are gardens to both front and rear.





## 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

Three piece white 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 front garden and a larger garden to the rear.

## Directions

From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Rd, proceed straight ahead the Morrisons roundabout, upon reaching the 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 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		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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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