



**Alexandra Road, Eccleshill,**

**£125,000**

\* END TERRACE \* THREE BEDROOMS \* NO ONWARD CHAIN \* MODERN KITCHEN \*  
\* IDEAL FTB/INVESTOR \* CLOSE TO ECCLESHILL VILLAGE \* ADJOINS PLAYING FIELDS \*

This three bedroom stone built end terrace offers an ideal investment or starter home.

Situated a stone's throw away from Eccleshill village and opposite park land.

Benefits from gas central heating and upvc double glazing.

Accommodation is set over three floors briefly comprising entrance, lounge, kitchen, two first floor bedrooms, house bathroom and a further attic bedroom to the second floor.

To the outside there is an enclosed garden area to the rear.



## Entrance

## Lounge

12'1" x 11'1" max (3.68m x 3.38m max )

With a coal effect electric fire in modern feature fireplace surround with black granite inset and hearth, laminated wood floor, radiator.

## Dining Kitchen

11'10" x 11'2" max (3.61m x 3.40m max)

Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls and radiator.

## First Floor Landing

## Bedroom One

10'3" x 8'9" (3.12m x 2.67m)

With radiator.

## Bathroom

Three piece white suite with over bath shower and screen, tiled walls, radiator.

## Bedroom Two

8'6" x 7'1" (2.59m x 2.16m)

With radiator.

## Second Floor

## Bedroom Three

12'7" x 12' (3.84m x 3.66m)

With radiator, laminated wood floor, built in wardrobes.

## Exterior

To the outside there is an enclosed garden area to the rear.

## Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street 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 roundabout take the first exit onto Norman Lane, after half a mile turn right onto Alexandra 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) 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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