



Moorside Croft, Eccleshill,

£169,950

- * END TOWN HOUSE * THREE BEDROOMS * IDEAL TO EXTEND (subj to relevant planning consents) *
- * OFF-SITE GARAGE * POPULAR LOCATION * GARDENS TO THREE SIDES *

Offering accommodation for both a first time buyer or young family, is this delightful three bedroom end town house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, lounge with dining area, dark oak effect fitted kitchen, three first floor bedrooms and house bathroom with white suite.

To the outside there are gardens to three sides and a garage situated off-site.



Entrance Hall

With radiator.

Lounge / Dining Area

26'2" x 7'9" extending to 11'8" (7.98m x 2.36m extending to 3.56m)

With a coal effect gas fire in feature fireplace surround, two radiators.

Kitchen

10'7" x 6'8" (3.23m x 2.03m)

Dark oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas cooker point, plumbing for auto washer, part tiled walls and radiator.

First Floor Landing

Bedroom One

8'10" x 12'7" (2.69m x 3.84m)

With fitted wardrobes and radiator.

Bedroom Two

9' x 11'5" (2.74m x 3.48m)

With radiator.

Bedroom Three

7'10" x 5'10" (2.39m x 1.78m)

With radiator.

Bathroom

Three piece white suite, tiled walls and heated towel rail.

Exterior

To the outside there are gardens to three sides, together with off-site parking.

Directions

From our office in Idle village turn left onto Idlecroft Rd, right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, left onto Bolton Rd/A6176, right onto Moorside Rd, left onto Moorside Ave, left onto Moorside Croft and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / Bradford



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
(92-100) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(35-49) D		
(39-54) E			(29-54) 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