



**Moorside Road, Eccleshill,**

**£235,000**

\* MATURE SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* NO CHAIN \*  
\* GARDENS \* DRIVE \* GARAGE \* POPULAR LOCATION \* FAMILY SIZED \*

Available with no onward chain, is this family sized three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and alarms system.

The accommodation does require some updating and briefly comprises entrance porch, reception hall, lounge, dining/sitting room, kitchen, three first floor bedrooms, boarded loft, house bathroom and separate WC.

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



## Reception Hall

With radiator.

## Lounge

15'6" x 13' (4.72m x 3.96m)

With gas fire, bay window.

## Kitchen

11'5" x 7'6" (3.48m x 2.29m)

With wall and base units incorporating gas hob, double oven, plumbing for auto washer.

## Sitting/Dining Room

15'2" x 11'5" (4.62m x 3.48m)

With coal effect electric fire in feature fireplace surround and radiator.

## First Floor Landing

## Bedroom One

12'5" x 10'5" (3.78m x 3.18m)

With built in wardrobes and dresser, radiator.

## Bedroom Two

15'3" x 11'5" (4.65m x 3.48m)

With built in wardrobe and radiator.

## Bedroom Three

7'5" x 7'8" (2.26m x 2.34m)

With radiator.

## Bathroom

Three piece suite comprising bath, shower, wash basin, tiled walls and heated towel rail.

## Separate WC

With low suite wc.

## Loft

Boarded. With velux window. Accessed via wooden loft steps.

## Exterior

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

## Directions

From our office in Idle village take the left onto Idlecroft Rd, right onto Ley Fleaks Rd, left onto Highfield Rd, at Five Lane Ends roundabout take the 3rd exit onto Idle Rd, left onto Bolton Rd, right onto Moorside Rd and the property will shortly be seen displayed via our For Sale board.

## TENURE

Freehold

## Council Tax Band

C / 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 <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			(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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