



Victoria Road, Eccleshill

£250,000

* LARGE STONE BUILT SEMI DETACHED * FOUR DOUBLE BEDROOMS * AMPLE PARKING *
* HEART OF ECCLESHILL VILLAGE * TWO RECEPTION ROOMS * FAMILY HOME * NO CHAIN *
* ACCOMMODATION OVER FOUR FLOORS *

* POTENTIAL TO CONVERT TO A 'HOUSE OF MULTIPLE OCCUPANCY'*** * SUITABLE FOR HOME WORKING/SMALL
BUSINESS** * (**subj. to any relevant consents) *

This larger than average accommodation briefly comprises lounge, sitting/dining room and fitted kitchen. The basement has two useful rooms - ideal for storage, play room, gym, living accommodation, etc., together with a wc room. To the first floor there are two good sized bedrooms, wc room and bathroom. There are two further good sized double bedrooms to the second floor.

To the outside there is ample gated parking and a garden.





Entrance

Lounge

21' max narrowing to 16'2" x 18'5" (6.40m max narrowing to 4.93m x 5.61m)

Sitting Room

15'8" x 12'6" (4.78m x 3.81m)

Kitchen

11'4" x 5'6" (3.45m x 1.68m)

With white wall and base units incorporating sink unit.

Basement

Room One

18'5" narrowing to 12'6" x 15'8" (5.61m narrowing to 3.81m x 4.78m)

Room Two

15' x 12'6" (4.57m x 3.81m)

WC

With low suite wc and wash basin.

First Floor Landing

Cloakroom

Bedroom One / Sitting Room

18'8" narrowing to 12'3" x 17'8" (5.69m narrowing to 3.73m x 5.38m)

Bedroom Two

12'2" x 10'9" (3.71m x 3.28m)

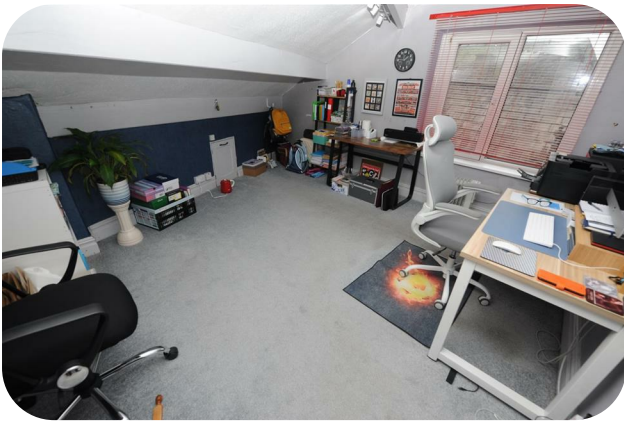
Bathroom

Second Floor Landing

Bedroom Three

15'9" x 10'5" narrowing to 9'3" (4.80m x 3.18m narrowing to 2.82m)





Bedroom Four

14'5" x 12'7" (4.39m x 3.84m)

Exterior

To the outside there is ample parking in gated driveway and a garden.

Directions

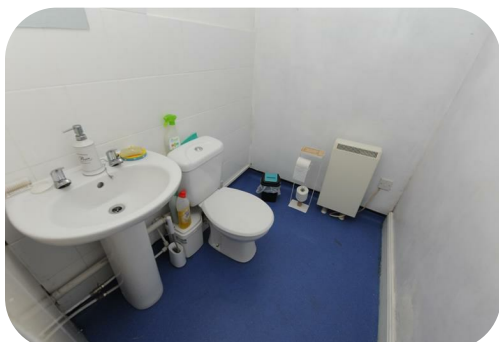
From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, go through the Morrisons roundabout, at Five Lane Ends roundabout take the 1st exit onto Norman Ln, continue onto Victoria Rd and the property will shortly be seen displayed via our For Sale board.

TENURE

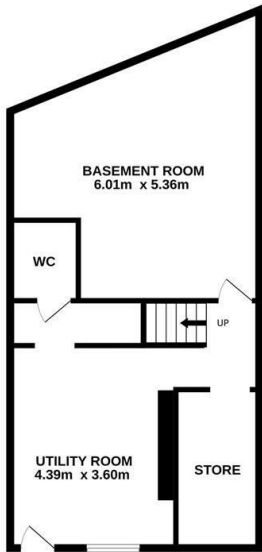
FREEHOLD

Council Tax Band

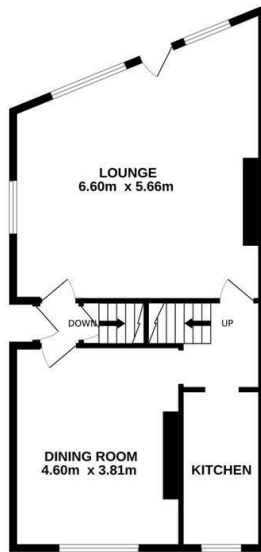
B / Bradford



BASEMENT
61.8 sq.m. approx.



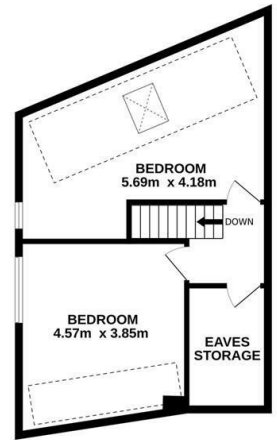
GROUND FLOOR
60.8 sq.m. approx.



1ST FLOOR
61.6 sq.m. approx.

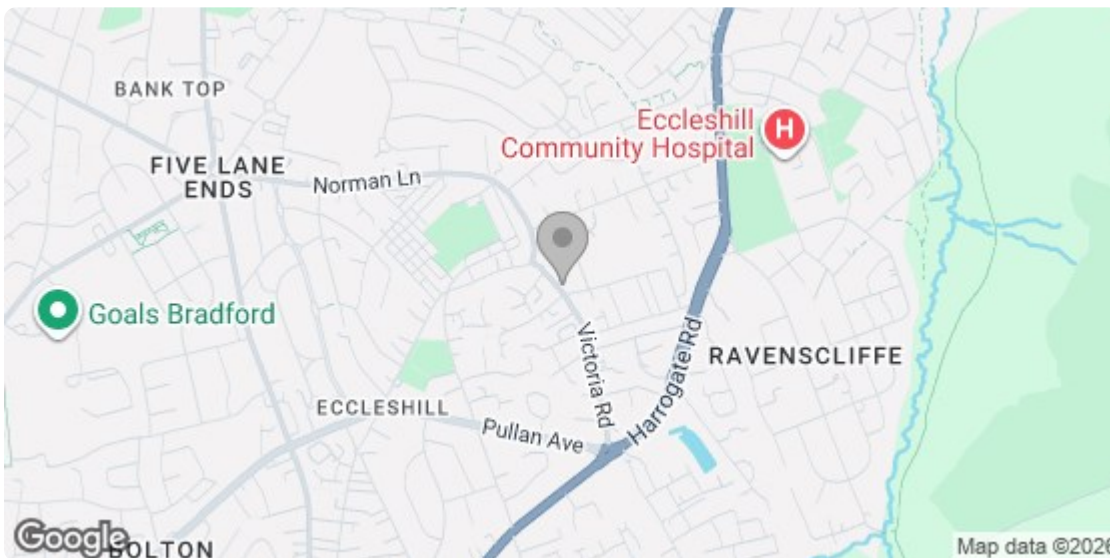


2ND FLOOR
45.6 sq.m. approx.



TOTAL FLOOR AREA : 229.8 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	37	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			

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.

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